

PLANNING JUSTIFICATION REPORT

Draft Plan of Subdivision
Minor Zoning By-law Amendment

Block 183, Plan 51M-945

John Welton Custom Homebuilding Ltd.

D001924

June 2026



LOFT PLANNING



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1.0 INTRODUCTION

We have been retained by John Welton Custom Homebuilding Ltd., owner of Block 183, Plan 51M-945 in the Town of Collingwood (the “subject lands”), to act as planners for applications for Draft Plan of Subdivision and Zoning By-law Amendment. The applications will facilitate a plan of subdivision creating five (5) blocks that will create thirty-three (33) residential townhouse units, two (2) trail blocks and one (1) municipal street.

The application proposes a residential development that aligns with current policy frameworks, including the Provincial Planning Statement, County of Simcoe Official Plan, and Town of Collingwood Official Plan (2024).

The subject lands are designated as ‘Greenfield Residential Community Areas’ within Schedule 1 and ‘Future Neighbourhood’ within Schedule 2 of the Town of Collingwood Official Plan (2024). The subject lands are zoned Residential Third Density (H19) R3-61 in the Town of Collingwood Zoning By-law 2010-040.

The subject lands were the focus of a Local Planning Appeal Tribunal (LPAT) hearing (PL171461). Minutes of Settlement (MOS) were entered into between the parties and the Tribunal issued a decision on June 30, 2021. The approved site-specific Official Plan Amendment and site-specific Zoning By-law Amendment established the following:

A. OPA - change in land use designation on Schedule C of the Town’s Official Plan to Low-Medium Density Residential Exception Two; and

B. ZBLA: change in zoning to Residential Third Density (H19) (R3-61).

The Tribunal approvals were based on the subject lands being developed by way of site plan approval and contemplated a plan of condominium. John Welton Custom Homebuilding Ltd. now requests to develop the site as a plan of subdivision which effectively updates the plan to include a municipal road allowance versus a narrower condominium road. To develop the land by way of subdivision, a draft plan of subdivision is required.

The following is a summary of the current planning applications now being submitted:

- Draft Plan of Subdivision Approval – To establish a draft plan of subdivision including 5 blocks that will create thirty-three (33) residential units (Blocks 1 to 5), one (1) open space block (Block 6), two (2) trail blocks (Blocks 7 and 8), one (1) municipal street (Street A).
- Zoning By-law Amendment – To rezone the one (1) open space block (Block 6), and two trail blocks (Block 7 and 8) to Open Space (OS) zone. To remove the Holding (H-19) Provision.

Following formal pre-consultation on May 7, 2024, a number of technical reports were undertaken and are now provided in support of the proposed development and a complete submission. Please refer to the contents and conclusions of the following reports, each submitted under a separate cover:

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- Draft Plan (Van Harten Surveying Inc.)
 - Legal Survey (MPlan 51M-945) (Patten & Thomsen)
 - Planning Justification Report (Loft Planning Inc.)
 - Urban Design Report and Architecture and Streetscape Plan (John G. Williams Limited/Williams & Stewart)
 - Functional Servicing Report Including SWM (Cobide Engineering Inc.)
 - Construction Management Plan (Cobide Engineering Inc.)
 - Environmental Site Assessment (Terraprobe)
 - Environmental Impact Study & Butternut Health Assessment (Birks Environmental)
 - Traffic Impact Study (Paradigm Transportation Solutions Ltd.)
 - Geotechnical Investigation Report (CMT Engineering Inc.)
 - Site Servicing Plan (Cobide Engineering Ltd.)
 - Tree Preservation Plan and Landscape Plan (CF Crozier & Associates Ltd.)
 - SCAP Analysis (Loft Planning, Cobide and Welton)
 - Comment Matrix (All)

2.0 SITE AND SURROUNDING AREA

The subject lands are legally described as BLOCK 183, PLAN 51M945; SUBJECT TO AN EASEMENT IN GROSS OVER PT 13 51R37122 AS IN SC788603; TOWN OF COLLINGWOOD. The subject lands are located north of Poplar Sideroad (County Road 32), with Sanderson Crescent to the west, the Train Trail recreational trail to the east, Kirby Avenue to the north, and lands owned by the Town to the south and consisting of environmental protection lands. The Hamilton Drain Trail borders the subject lands to the west and south. (Figure 1: Location; Figure 2: Aerial) The subject lands have a lot area of 1.918 hectares, are currently vacant and gain access from Dey Drive.

The surrounding land uses are described as follows:

- North: Single detached residential uses along Kirby Avenue.
- West: Single detached residential uses along Portland Street and the newly constructed Sanderson Crescent (Sunvale Homes development).
- South: Lands owned by the Town containing environmental protection lands and the Hamilton Drain Trail along Pretty River tributary.
- East: Train Trail and the future INDIGO2 development, as well as vacant land.

The area is generally characterized as a mix of low and medium density residential uses within the settlement boundaries of the Town of Collingwood, featuring new residential developments, road and trail networks, and community amenities.

3.0 PROPOSED DEVELOPMENT

The Draft Plan of Subdivision proposes the development of 5 blocks that will create thirty-three (33) residential units (Blocks 1 to 5), one (1) open space block (Block 6), two (2) trail blocks (Blocks 7 and 8), one (1) municipal street (Street A). The following is a summary of the residential unit blocks:

- Block 1 comprises four (4) units, with the exterior units having a minimum lot frontage of 9.3 m and a minimum lot area range of 380 sqm and 823 sqm. The interior units have a minimum lot frontage of 8.3 m and a minimum lot area of 233 sqm to 260 sqm.
- Block 2 consists of seven (7) units, with the exterior units having a minimum lot frontage of 10.3m and a minimum lot area of 398 sqm. The interior units have a minimum lot frontage of 7.5 m and a minimum lot area of 320 sqm to 431 sqm.
- Block 3 consists of eight (8) units, with the exterior units having a minimum lot frontage of 10.3 m and minimum lot area of 381 sqm. The interior units having a minimum lot frontage of 7.5 m and a minimum lot area of 278 sqm.
- Block 4 consists of seven (7) units, with the exterior units having a minimum lot frontage of 10.3 m and a minimum lot area of 380 sqm. The interior units having a minimum lot frontage of 7.5 m and a minimum lot area of 232 sqm.
- Block 5 consists of five (5) units, with the exterior units having a minimum lot frontage of 12.3 m and a minimum lot area of 510 sqm. The interior units having a minimum lot frontage of 8 m and a minimum lot area of 251 sqm.

The proposed density is 17 units hectare. There is a total of thirty-three (33) townhouse units on an internal municipal road connecting to Dey Drive at the north edge of the property. (Figure 3: Draft Plan of Subdivision)

4.0 POLICY ANALYSIS

A review of planning documents is required to evaluate the compliance of the proposed Draft Plan of Subdivision and the proposed Zoning By-law Amendment applications to the Planning Act as well as the provincial and municipal planning documents. A review of the proposed development based on the applicable planning documents made the following conclusions:

1. **The Proposed Development has Regard for Matters of Provincial Interest (Section 2 of the Planning Act, 1990).** Section 2 of the Planning Act requires planning authorities to have regard for matters of provincial interest. The applications will facilitate an efficient and well-designed residential development at an appropriate location which has been identified for growth and development.

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2. **The Proposed Development is in the Public Interest.** The applications will permit the development of an efficiently designed residential community that will provide new housing units for existing and future residents of the Town of Collingwood.
 3. **The Proposed Development is Consistent with the Provincial Planning Statement.** The applications are consistent with the Provincial Planning Statement (PPS) 2024, which directs planning authorities to support the achievement of complete communities by providing a diversity of housing options in areas identified for growth and development. The PPS promotes densities for new housing which efficiently use land, resources and infrastructure. The PPS provides that Settlement Areas shall be the focus of growth and development. The PPS provides that Natural features and areas shall be protected for the long term.
 4. **The Proposed Development Conforms to the County of Simcoe Official Plan and meets the intent of the Town of Collingwood Official Plan (2024).** The subject lands are within a recognized Settlement Area in the Town of Collingwood within the County of Simcoe Official Plan, as well as the Town of Collingwood Official Plan (2024). A site specific OPA was approved under the in force Official Plan for the site to permit a low medium density development. A detailed review of the applicable planning documents is provided in the following sections.

4.1 PLANNING ACT

Section 2 of the Planning Act sets out the matters of provincial interest which the Minister, the council of a municipality, a local board, a planning board, and the Tribunal shall have regard to when carrying out their responsibilities under the Act. The following subsections assess how the applications have regard to matters of provincial interest.

- (a) the protection of ecological systems, including natural areas, features and functions;

The Environmental Impact Study (EIS) prepared in support of the applications concludes that the development will comply with all relevant federal, provincial, and local legislation. Appropriate mitigation measures will be utilized to avoid and mitigate any potential negative impacts. A Butternut Health Assessment was also completed and submitted to MOCEP.

- (b) the protection of the agricultural resources of the province;

The subject lands and surrounding lands are located within the Town of Collingwood and within a settlement area. The subject lands do not contain any agricultural resources nor are the lands directly adjacent to agricultural lands.

- (c) the conservation and management of natural resources and the mineral resource base;

No mineral resources have been identified on the lands, and any impacts to natural heritage resources will be mitigated as outlined in point a) above.

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- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

No features of significant architectural, cultural, historical, archaeological or scientific interest have been identified on the subject lands. An Archaeological Study (Stage 3) has been completed as part of the original subdivision approvals that created Block 183. The report and Ministry Clearance have been provided as part of this submission.

- (e) the supply, efficient use and conservation of energy and water;

The subject lands will be connected to full municipal services.

- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

The proposed development will be serviced with a new municipal road will have ingress and egress to Dey Drive and Kirby Avenue to the north. The lands will be connected to municipal services and will utilize municipal waste management services. The development site utilizes an established stormwater management pond (Eden Oak development lands) by way of existing approvals and agreements.

- (g) the minimization of waste;

The development will utilize County of Simcoe waste collection.

- (h) the orderly development of safe and healthy communities;

The development is proposed within an established settlement area. The proposal is for a draft plan of subdivision and a zoning by-law amendment. John Williams Architect has been retained to prepare the urban design report and to work with the applicant on architectural plans for the proposed residential homes. A Tree Preservation Plan and Landscape Plan have been completed and do take into consideration Crime Prevention through Environmental Design principles, which promotes safe and healthy communities with regard to trail and sidewalk connections.

- (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

Implementing specific requirements such as the location of curb cuts and tactile warning surfaces in accordance with the Ontario Provincial Standards (OPSD) occurs at the detailed design stage prior to construction. The accessibility conditions of the proposed development will be assessed by Town staff.

- (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;

The development will include a trail connection to the Hamilton Drain Trail. The site is connected as part of a greater trail network to the east, south and west. The subject lands are also located within close proximity to the new Wilson-Sheffield Community Park along Dey Drive, as well as Admiral Collingwood Elementary School, Kinsmen Park and Pawplar Dog Town (Dog Park) located on Poplar Side Road. The lands are also just west of the future Poplar Village and future General and Marine Hospital.

- (j) the adequate provision of a full range of housing, including affordable housing;

The development will include 33 townhouse dwellings. The units contribute to the range and supply of housing in the Town while also being consistent with the direction of the Town's housing directives. Purchase prices for these have not yet been established – and as this process moves forward the applicant will be in a better position to provide estimated purchase prices.

- (k) the adequate provision of employment opportunities;

The development is for a residential subdivision. It is anticipated that there will be live-work opportunities for homeowners. There is no commercial component.

- (l) the protection of the financial and economic well-being of the Province and its municipalities;

The Town's financial and economic well-being will not be negatively impacted by the proposed development.

- (m) the co-ordination of planning activities of public bodies;

Circulation of the proposed applications will occur to all appropriate agencies and public bodies identified in the Planning Act. Upon circulation, they will have the opportunity to review and provide comments. A statutory public meeting will be held at a Town facility and Notice of this meeting will be issued as per the Planning Act, RSO 1990.

- (n) the resolution of planning conflicts involving public and private interests;

The development will be considered at a Statutory Public Meeting, which will provide the public the opportunity to comment on the proposed development. The comments provided will be reviewed by the applicant and Town staff to identify if the application is acceptable, and if any revisions are required.

- (o) the protection of public health and safety;

The development has been designed in accordance with principles that prioritize and promote public health, safety, and overall well-being. In addition, the Town departments and emergency services will receive a copy of the proposed applications for review and comment.

- (p) the appropriate location of growth and development;

The applicant is seeking to develop the land for the purposes of a residential subdivision that will connect to the adjacent and adjoining residential communities. As noted earlier in this report, there are existing approvals for development of the site as a low medium density development. The development will provide for servicing and transportation efficiencies.

- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

The compact development design will support active transportation and will result in the efficient use of land and infrastructure. Public transit is not immediately available in close proximity to the site – confirmation from staff may provide information on future transit routes and how on demand may be available. Connections to the Hamilton Drain and Train Trails are provided. Please see further section below on active transportation.

- (r) the promotion of built form that,
- i. is well-designed,
 - ii. encourages a sense of place, and
 - iii. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

The applications propose a residential subdivision proposing townhouse units fronting onto a municipal road. The homes will be designed to ensure compatibility with the surrounding neighbourhood's character and built form, incorporating high-quality materials and an attractive, cohesive design. Further, the proposed development contains a compact building form and will include trail connectivity to encourage safety and accessibility. The location and singular access will create an enclave of homes, with no street thoroughfare.

CONCLUSION:

It is our opinion that the proposal has regard for matters of provincial interest under the Planning Act.

4.2 PROVINCIAL PLANNING STATEMENT (2024)

The Provincial Planning Statement (PPS 2024) provides policy direction on matters of provincial interest related to land use planning and development in Ontario. The PPS 2024 was issued under Section 3 of the Planning Act and came into effect October 20, 2024. The PPS 2024 replaces the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019.

The proposed applications shall be consistent with the policies set out in the 2024 PPS by:

- Accommodating an appropriate range and mix of land uses to meet long-term needs (Policy 2.1.6);
- Focusing growth and development to Settlement Areas (Policy 2.3.1.1);
- Preparing for the impacts of a changing climate by supporting the achievement of compact, transit-supportive, and complete communities (Policy 2.9.1);
- Protecting natural features and areas for the long term (Policy 4.1.1);

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- Direct development to areas outside of hazardous lands (Policy 5.2.2).

Policy 2.1.6

The proposed development is consistent with the policies of the PPS 2024, particularly Sections 2.3.1.1 and 2.3.1.2(a), which encourage growth and development within Settlement Areas and the efficient use of land and resources.

Policy 2.9.1

In accordance with Section 3.6.2, the development will be serviced by municipal water and sewer services, the preferred form of servicing in settlement areas, contributing to the protection of the environment.

The applications propose a compact residential subdivision consisting of thirty-three (33) townhouse units having access onto a proposed municipal road. The site is located within a settlement area and is surrounded by existing residential development to the north and west and future residential to the north east. The lands abut the Hamilton Drain and Train Trails, providing opportunities for pedestrian connectivity and access to active transportation routes.

The proposed development represents the efficient use of land, municipal infrastructure, and public services. The proposed development also utilizes the established Eden Oak Lands stormwater management pond.

Technical studies including a Functional Servicing Stormwater Management Report, Scoped Environmental Impact Study including a Butternut Health Assessment, Tree Preservation Plan, Landscape Plan and Traffic Impact Brief, support the applications and confirm that the proposal is consistent with the 2024 PPS and Town standards.

The development contributes to the Town's housing supply with market-based townhomes at a proposed density of 17 units per hectare. It promotes walkability, active transportation, and climate resiliency through its compact form and trail connections.

The subject lands are appropriately designated for residential use in the Town's Official Plan and represent the logical, orderly development of lands within the settlement area.

CONCLUSION:

It is our opinion that the proposal is consistent with the Provincial Planning Statement (2024).

4.3 COUNTY OF SIMCOE OFFICIAL PLAN

Notice of Decision was issued by the Ministry of Municipal Affairs and Housing on April 7, 2026 with regard to Simcoe County Official Plan Amendment No. 7 (OPA 7). OPA 7 provides updated maps and policies to provide direction to guide growth to the year 2051.

Official Plan Amendment (OPA) #7 Table A, identifies the Town of Collingwood as a Category 1 Primary Settlement Area. Settlement Areas identified in the County of Simcoe Official Plan are traditional mixed use central places with a range of available municipal services. Specific land uses within settlement areas are identified within the local Official Plan. Relevant policies were identified in Section 3.1 which addresses the Growth Management Strategy, General Development Policies and specific policies directed at Settlement Areas.

OPA#7 Table B identifies the Town of Collingwood having a forecasted population of 42,690 by 2051, representing an increase in population of 17,220 between 2021 and 2051. The County has identified that a minimum of 35% of all residential development occurring annually in the County should occur within the built-up areas. As shown in Table D of OPA#7, Collingwood has an intensification target of 50%. *We would note that the COPA 7 Ministry approval establishes use of Schedule 3 of the Growth Plan as it relates to population and employment distributions to 2051.*

The proposed development will contribute to meeting the Town of Collingwood's intensification target. As discussed, the subject lands have been identified as an appropriate location for residential development. The subject lands are appropriately located to support townhouse residential uses; the subject lands are municipally serviced and are in close proximity to other residential, recreational and community uses as well as connected to the Town's trail network. The studies provided as part of this submission confirm the ability of the site to support the proposed development. The development has been designed to be both compatible with adjacent developments while protecting adjacent environmental protection lands.

Growth Management Strategy

Growth is directed to settlement areas where full municipal services are available and policies direct development at appropriate densities for the achievement of compact communities with diversified economies and a range of housing options. Priority is given to infill and intensification proposals that utilize existing infrastructure and public service facilities. The subject lands comprise an underutilized vacant site that has been identified by the Town of Collingwood as appropriate for residential development and is adjacent to existing residential neighbourhood's new public amenities and existing trail network. The proposed development proposes a compact style of housing which will contribute to the available housing options and efficiently use both the available land and public infrastructure. As noted earlier in this report, the site does have site specific Official Plan policies and site-specific Zoning that was approved as part of a Local Planning Appeals Tribunal hearing.

General Development Policies

The Natural Heritage policies in Section 3.3.15 prohibit development and site alteration on lands adjacent to natural heritage features unless the ecological function of the adjacent lands have been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. Birks Environmental has prepared an Environmental Impact Study to identify the functions associated with natural heritage features present on the subject property and Study Area and determine if potential impacts to those functions could arise from the proposed activity. Potential ecological impacts were assessed using a variety of background sources and data that was collected on site. Results presented above demonstrate that where potential natural heritage features or associated ecological functions are identified, there is minimal and mitigable potential for negative impacts. Provided the mitigation measures recommended in this report are followed, the proposed activity will not impact any identified features. A Butternut Health Assessment has also been prepared and submitted to the Ministry. Thus, the proposed activity would conform with the County of Simcoe Official Plan and Provincial Planning Statement (2024).

Additional general development policies require servicing, stormwater management, traffic and noise reports which have been submitted as part of a complete application and support the proposed development.

Settlements

Section 3.5 directs population and employment growth to Primary Settlement Areas, such as Collingwood, and emphasizes the development of a compact urban form that promotes the efficient use of existing and planned infrastructure while minimizing land consumption and servicing costs. Settlement areas are identified as being well-suited to accommodate higher intensification targets, given their access to full municipal services and their role in accommodating a significant share of forecasted growth. Municipalities are required to plan for intensification areas and ensure that new development reflects a high-quality urban form through strong site and urban design standards.

Settlements are the focus of population and employment growth. The proposed development supports the growth management policies through the development of a site that has been identified as appropriate for residential use. The site design creates a development which is compact and efficiently uses the available land and infrastructure and has been designed to be attractive and accessible through active transportation modes.

Settlement Area Form

Policies require that settlement area form and building design consider conservation in energy, water and wastewater management, use of public transit, the integration of paths and trails, bicycle routes and a compact and convenient design which encourages walking, the incorporation of natural heritage features and areas and public safety. Development within built up areas may be of a higher density and should expand the range of available housing, however, should be compatible with adjacent residential areas through such measures as transitional densities and built form. The proposed townhouse form is compatible with adjacent single detached and semi-detached residential neighbourhoods. The proposal will provide thirty-three (33) street townhouses on a municipal road.

CONCLUSION:

It is our opinion that the proposal conforms to the County of Simcoe Official Plan.

4.4 TOWN OF COLLINGWOOD OFFICIAL PLAN (2024)

Schedule 1 – Growth Management of the Town of Collingwood Official Plan (2024) designates the lands Greenfield Residential Community Areas. Schedule 2 – Land Use Plan designates the lands Future Neighbourhood Use. (Figure 4 – Schedule 1 - Growth Management; Schedule 2 -Land Use Plan). Schedule 7 – Area Specific Policies identifies the lands as being with Specific Policy Area #7. The Area #7 policies provide the following,

Section 5.7.2.3 Area 7 – Pretty River Estates Phase Two – 17 Portland Street

- a) The uses permitted shall be limited to single detached dwellings, semi-detached dwellings and townhouse dwellings on a private condominium road, and, townhouse dwellings as group or cluster dwellings.
- b) The subject lands shall have a minimum density of 15 units per gross hectare and a maximum density of 23 dwelling units per hectare.

A request has been submitted to the County and Town – requesting that the County delete “on a private road” as part of final OLT Approval of the Town of Collingwood Official Plan 2024.

Consideration must be given to Growth Management policies in Section 4, Land Use Designations (Section 5) and Residential Community Areas policies in Section 5.2 which guide development on the subject lands. Natural Heritage System policies in Section 5.6 must also be addressed given the presence of natural heritage features and natural hazard constraints adjacent to the subject lands.

Section 2 – Vision and Community Priorities

The Town’s Official Plan emphasizes the creation of healthy, complete, and inclusive communities that offer a full range of housing options to meet the needs of current and future residents. Section 2 highlights Collingwood’s vision for compact, well-connected neighbourhoods that support active lifestyles and ensure access to diverse housing, services, and amenities (S2.1, S2.2).

Section 3 – Building Successful Community

Sections 3.1 and 3.2 reinforce these priorities by directing the Town to provide a mix of housing types and tenures, including options that meet a broad spectrum of economic and affordability needs (S3.1.i; S3.2a).

The proposed development directly supports these objectives. It introduces townhouse dwellings at an efficient density of 17 units per hectare. The compact layout promotes walkability and active transportation, with direct connections to nearby trail networks and planned community amenities.

Section 4.1 – Population and Employment Forecasts

Residential Growth

The Town of Collingwood is anticipated to grow from a population of 25,470 people in 2021 to a projected population of 42,690 people by 2051. This growth represents a need to accommodate a minimum of 17,220 more residents by 2051. The proposed 33-unit townhouse development, using an assumed occupancy rate of 2.4 persons per unit, is expected to generate an additional population of approximately 80 residents.

Section 4.2 – Planning for Growth in an Urban Structure

The Greenfield Areas include those within the Town that are outside of the Built-Up Area Boundary, but are needed to accommodate urban growth over the time horizon of the Official Plan, and include: Greenfield Residential Community Areas (4.2.a) iii.). The proposed development will support the growth management goals of the Town’s Official Plan by creating a development that is compact and efficiently uses available land and infrastructure. We would note that there are planning approvals that pertain to residential development on the site, including a site-specific policy within the Official Plan to permit low-medium density development and the implementing Zoning which is consistent with the current site-specific zoning on the property.

Section 4.3 – Accommodating Projected Growth

The Town’s targeted mix of unit types for new residential dwelling units, including development on identified Greenfield Areas, is:

- i. 35% single detached and semi-detached dwellings;
- ii. 35% townhouse dwellings; and

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- iii. 30% apartment dwellings. (4.3b) ii.)

Development in the Greenfield Areas

g) The Greenfield Areas identified on Schedule 1 are also expected to accommodate significant growth over the time horizon of this Plan, as follows:

- i. The Greenfield Residential Community Areas are expected to become new residential neighbourhoods, and shall achieve an overall minimum gross density target of 55 residents and jobs combined per hectare (4.3.g) i.)

The proposed townhouse development contributes toward the target density of 55 residents and jobs combined per hectare, with an estimated yield of approximately 42 residents and jobs per hectare.

Section 5.1 – General Provisions for All Land Use Designations

The proposed residential uses conform to Section 5.1 – General Provisions for All Land Use Designations.

Section 5.2 – Residential Community Areas

Schedule 1 identifies Residential Community Areas and Greenfield Residential Community Areas that incorporate the elements of the Town that are focused on primarily residential land uses, but also include community facilities, parks, institutional uses and small-scale retail and service commercial uses that support local residents. These Residential Community Areas in Collingwood are diverse, ranging from stable historic districts to recently constructed subdivisions, to new neighbourhoods that are still in the planning approvals stage (5.2a)).

The proposed development conforms to Section 5.2 and will deliver thirty-three (33) new townhouse dwellings within an area designated for residential growth and adjacent to recently constructed neighbourhoods with shared infrastructure including a shared stormwater management pond.

Greenfield Residential Community Areas

Section 5.2.2 - Future Neighbourhoods Designation

Pursuant to Section 5.2.2.2, low-rise buildings are permitted, which include townhouse dwelling units, as defined in Section 5.1.8.1(a). Section 5.2.2.3 promotes a range and mix of housing types within the Town, encouraging residential development that aligns with the policies of the Official Plan, applicable Secondary Plans, and the Urban Design Manual. The policy's intent is to support complete, well-designed neighbourhoods by permitting diverse housing forms alongside appropriate supporting land uses. The proposed development, which introduces thirty-three (33) townhouse dwelling units is consistent with this direction by contributing to the permitted mix of low-rise residential housing while maintaining compatibility with the surrounding neighbourhood.

Parkland Dedication

The Town of Collingwood received a payment for cash-in-lieu of parkland dedication for the Pretty River Estates subdivision in its entirety, including Block 183. No further ability exists to require additional parkland to be conveyed to the municipality under the Planning Act with this draft plan application. It is noted however, that the applicant has committed, as part of their efforts to achieve SCAP merit-based criteria

points, to provide a trail block connection (1.5 m wide granular trail) having immediate connection to the Hamilton Drain Trail, and one block that could provide a future trail connection to the Town Trail Link should the Town wish to undertake this trail connection project in the future. We would note that this is in addition to the Pretty River Townhomes development which is now well under construction – where a 940 sqm amenity area (adjacent to the Hamilton Drain Trail).

The proposed trail connections proposed as part of Block 183 are in the public interest.

5.2.2.4 – Design Policies

Development abutting Natural Features

Birks Environmental prepared an Environmental Impact Study (EIS) and a Butternut Health Assessment. The EIS report was prepared to identify the functions associated with natural heritage features present on the subject property and Study Area and determine if potential impacts to those functions could arise from the proposed activity. Birks concluded that, where potential natural heritage features or associated ecological functions are identified, there is minimal and mitigable potential for negative impacts. Birks have identified mitigation measures to be implemented as part of the approval process.

Sustainability

John Welton Custom Homebuilding Ltd., is an Energy Star rated Builder. Welton has been Energy Star since inception. All development on site will achieve Energy Star Rating. The development will promote efficient use of infrastructure with low water requirements and the use of water efficiency measures. The development will utilize an existing stormwater management pond solution, supports planning policies that promote the enhancement of the natural environment and the reduction of greenhouse gases through vegetation enhancement and retention with SWM pond. The development does provide landscaping packages and one tree to promote carbon capture and natural cooling. The proposed development supports the Town's sustainable development direction by considering LEED-ND principles and orienting buildings to optimize passive and active solar opportunities.

Neighbourhood Layout

The proposed development supports the Town's design objectives for Future Neighbourhoods by providing compact new development, trail connection blocks and protection of adjacent natural heritage features. Building orientation and road location have been considered and fully vetted by the technical team. The layout is supported by the following considerations:

1. The development is proposed as a plan of subdivision, consisting of townhouse dwellings on a municipal road, as opposed to a condominium structure, and will not impose condominium fees on future homeowners.
2. The proposed layout is designed so that rear yards back onto the adjacent environmentally sensitive area, enhancing the value of the proposed units while ensuring long-term protection through fencing and provisions contained within the Subdivision Agreement registered on title.

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3. The proposed layout enables staggered townhouse front façades, enhancing streetscape character and increasing parking opportunities, including street parking, while avoiding a uniform, barrier-like street condition.
 4. The proposed layout provides increased lot widths, which in turn allow for the potential provision of additional parking to accommodate accessory dwelling units (ADUs).
 5. The development would experience a reduction in the number of units if Welton were required to dedicate a municipal road allowance and implement a reverse lotting layout incorporating a window street.
 6. The street design continues to integrate natural elements without depending on the environmentally sensitive area, as this area does not function as usable outdoor amenity space such as a park.
 7. The proposed layout aligns with recent development patterns along the Hamilton Drain Trail, such as the Pretty River Estates Subdivision (Phase One), Townhomes of Pretty River, and the Indigo Estates (Eden Oak) Subdivision, which incorporate private rear yards backing onto the trail system and established connections to the trail network. In a similar manner, the proposed layout includes rear backyards abutting the environmentally sensitive area, with defined connections to the Hamilton Drain Trail and a future connection opportunity to the Train Trail Link.

The proposed neighbourhood layout results in a well-designed block that efficiently utilizes the elongated lot configuration, accommodates the only available ingress/egress from Dey Drive, incorporates two trail blocks with an immediate trail connection, and provides a municipal road allowance constructed to municipal standards, including a sidewalk and a landscaped buffer along the north lot line.

Road Pattern

The proposed development conforms to the Town's road layout policies by introducing a new municipal road connection to Dey Drive and Kirby Avenue, thereby ensuring appropriate integration with the existing road network. The proposal revises the original approvals for a condominium form of development to a plan of subdivision, facilitating a municipal road allowance and eliminating the need for a condominium structure and related fees for future homeowners.

Section 5.6 – Natural Heritage System

The Official Plan (Section 5.6) prevents development and/or site alteration on lands adjacent to and within wetlands, habitat, fish habitat, significant woodlands, significant valley lands, significant wildlife habitat or hazardous lands, unless any impact has been mitigated. Birks Environmental prepared an Environmental Impact Study (EIS) and a Butternut Health Assessment. The EIS report was prepared to identify the functions associated with natural heritage features present on the subject property and Study Area and determine if potential impacts to those functions could arise from the proposed activity. Birks concluded that, where potential natural heritage features or associated ecological functions are identified, there is

minimal and mitigable potential for negative impacts. Birks have identified mitigation measures to be implemented as part of the approval process.

CONCLUSION:

It is our opinion that the proposal conforms to the (2024) Town of Collingwood Official Plan.

4.5 TOWN OF COLLINGWOOD ZONING BY-LAW 2010-040

The subject lands are zoned Residential Third Density Exception Sixty-One (R3-61) by the Town of Collingwood Zoning By-Law 2010-40. (Figure 5: Town of Collingwood Zoning By-Law) The R3-61 Zone includes a Holding Symbol (H19), related to “confirmation of adequate and functional municipal water services”.

“RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-ONE – R3-61 ZONE uses shall be limited to the following:

- Single detached dwellings;
- Semi-detached dwellings;
- Townhouse dwellings; and,
- Group or cluster dwellings.

The following zone exception shall apply;

- Minimum yard abutting the rear lot line of a Residential Second Density Forty-Five (R2-45) Zone: 7.0 m.
- For the purposes of determining zoning conformity for dwelling units which do not directly front onto a public road, lands within this zone shall be considered to be one contiguous lot.

We would note that the first bullet relating to a minimum yard abutting the rear lot line of a R2-45 Zone does not apply to Block 183. This provision applies to only Block 181 – which shares the same zoning exception. And that the second bullet relates to the development should it proceed as a draft plan of condominium (as was the case with the original development applications). We confirm this development submission is related to a plan of subdivision and as such this provision is not applicable.

The proposed development meets the provisions of the Residential Third Density (R3-61). The proposed amendment would seek to rezone the two trail blocks and landscaping strip along north side of proposed road from the Residential Third Density (R3-61) to the Open Space (OS) zone. And once confirmation of servicing is confirmed - to remove the Holding (H-19) Provision.

The zone provisions for the Residential Third Density Zone include the following provisions per Table 6.3.1.2:

Residential Third Density	Required (Townhouses)	Proposed
Minimum Lot Area	Nil (d) Footnote (d) – Street Townhouse For a street townhouse the minimum lot area shall be 225 m² and the minimum lot frontage shall be 7.5 m.	All 33 lots meet the minimum lot area requirement of 225 sqm.
Minimum Lot Frontage	Nil (d) Footnote (d) – Street Townhouse For a street townhouse the minimum lot area shall be 225 m² and the minimum lot frontage shall be 7.5 m.	All 33 lots meet the minimum lot frontage requirement of 7.5 m.
Minimum Front Yard	4.5 m	All lots meet provision.
Minimum Interior Side Yard	0.0 m (b) An end unit of a townhouse shall have a minimum interior side yard of 1.8 m.	All end units meet provision.
Minimum Exterior Side Yard	4.5 m	There are no exterior lots.
Minimum Rear Yard	7.5 m	All lots meet provision.
Maximum Height	12 m	All units will meet provision.
Maximum Lot Coverage (Other than bungalow)	45%	All units will meet provision.

Minimum Landscaped Open Space	35%	All units will meet provision.
Parking Spaces	2 spaces	All units will meet provision with one parking space in driveway and one space in garage.

The application proposes to re-zone the two trail blocks and landscape strip along north side of municipal road from the Residential Third Density (R3-61) to the Open Space (OS) zone in order to recognize the open space blocks. And further, to remove the Holding (H-19) Provision.

A proposed Draft Zoning By-Law Amendment and Schedule A is included in the Appendices of this report.

CONCLUSION:

It is our opinion that the proposal complies with the Town of Collingwood Zoning By-law 2010-40, as applied for.

5.0 CONCLUSION

This planning justification report has been prepared in support of applications for a draft plan of subdivision and a zoning by-law amendment. The applications are in keeping with the Planning Act RSO 1990, consistent with the Provincial Planning Statement, 2024, and conform to the County of Simcoe Official Plan and the Town of Collingwood Official Plan (2024). The application complies with the Town of Collingwood Zoning By-law 2010-040, as applied for. Furthermore, it is our opinion that the applications represent good land use planning.

Respectfully Submitted,

LOFT PLANNING INC.



Kristine A. Loft, MCIP RPP
Principal

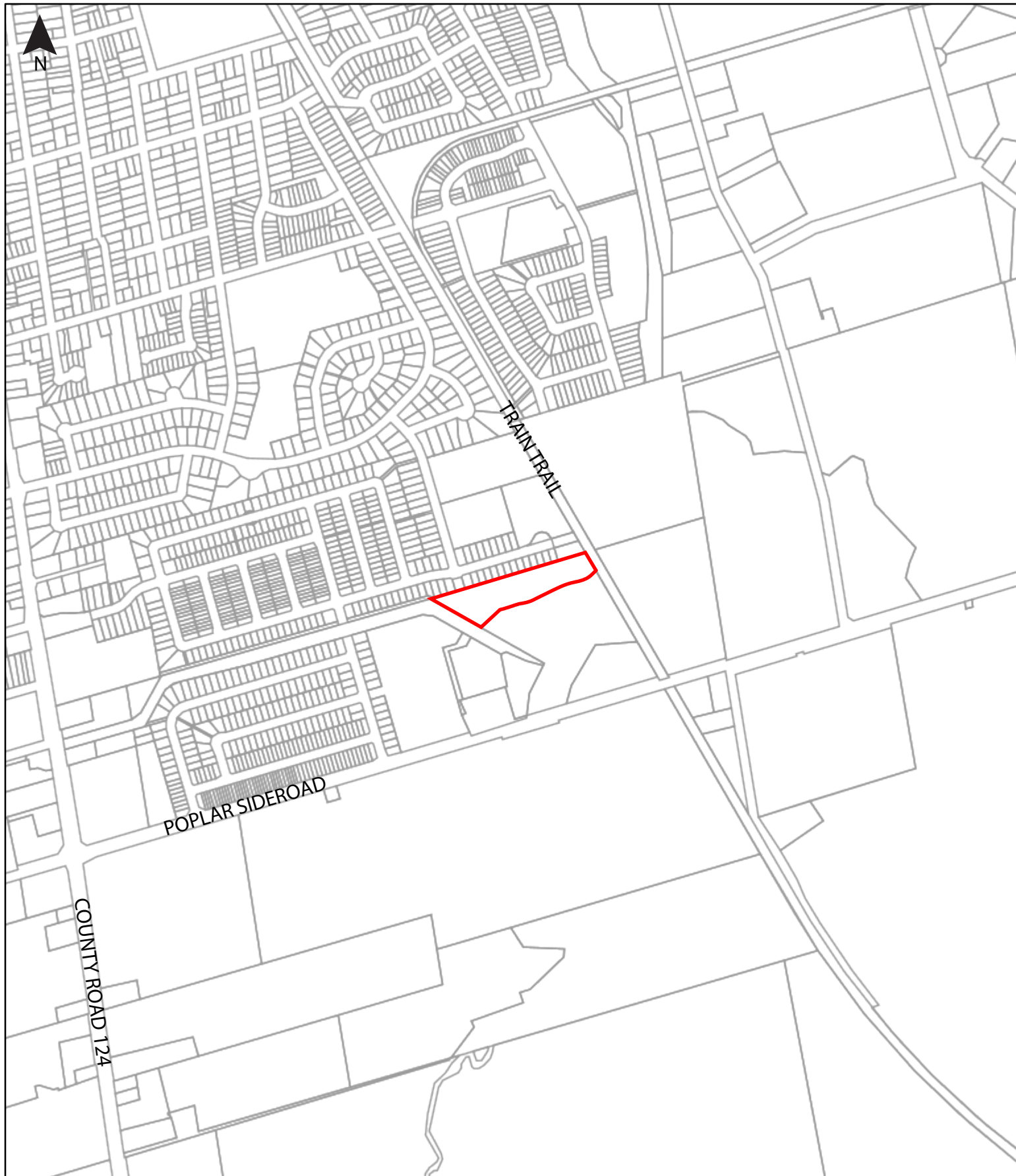


Figure 1
Location
Block 183, Plan 51M-945
Town of Collingwood
 Subject Lands





Figure 2
Aerial
Block 183, Plan 51M-945
Town of Collingwood
 Subject Lands

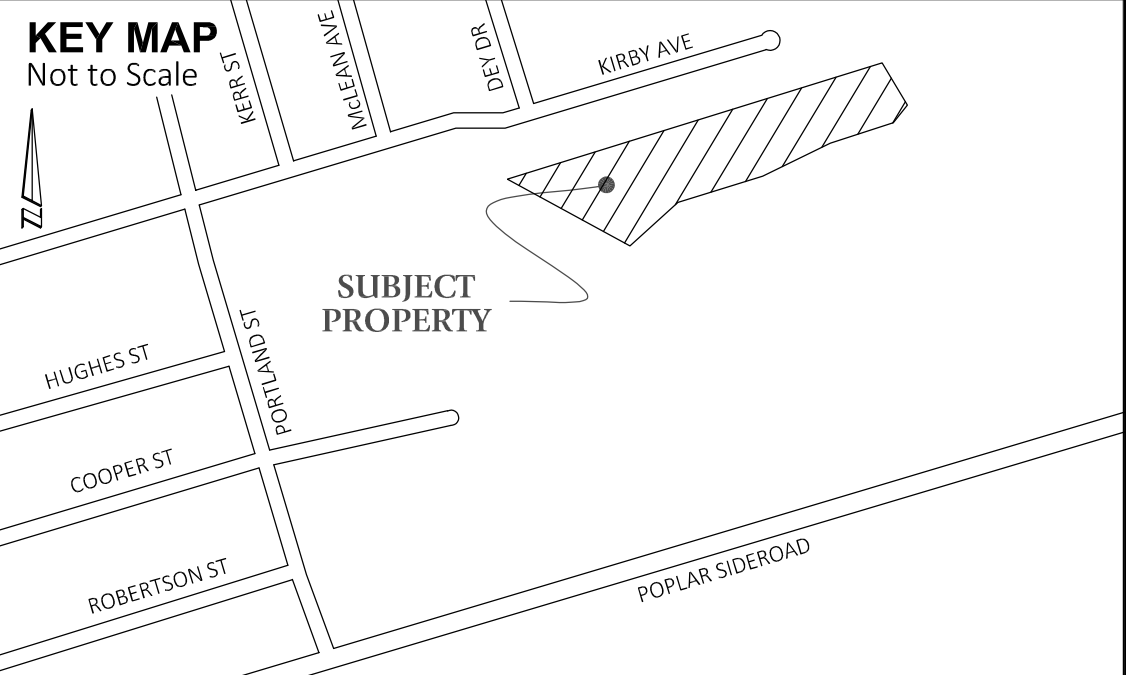


DRAFT PLAN OF SUBDIVISION
ALL OF BLOCK 183
REGISTERED PLAN 51M-945
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE

SCALE 1 : 400
VAN HARTEN SURVEYING INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 1219mm
IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT
A SCALE OF 1:400

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048.



LAND USE SCHEDULE

DESCRIPTION	BLOCKS	AREA (ha.)
MULTI UNIT RESIDENTIAL	BLOCKS 1 TO 5	1.21 Ha.
OPEN SPACE	BLOCK 6	0.12 Ha.
WALKWAY	BLOCK 7	0.01 Ha.
WALKWAY	BLOCK 8	0.01 Ha.
ROADS	STREET A	0.57 Ha.
TOTAL		1.9 Ha.

ZONING: (H19) R3-61 RESIDENTIAL THIRD DENSITY

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT)
INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g, and j ARE AS SHOWN ON DRAFT PLAN

- h) MUNICIPAL WATER
i) CLAY LOAM
k) MUNICIPAL SEWER & WATER
l) SUBJECT TO EASEMENT AS IN INST. SC788603

OWNER'S CERTIFICATE

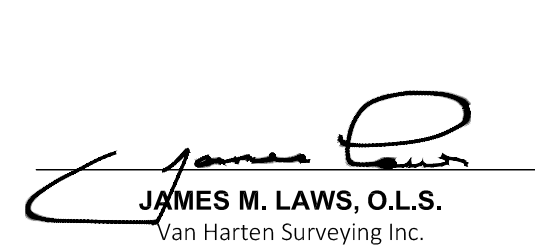
JOHN WELTON CUSTOM HOMEBUILDING LTD. AUTHORIZES THE SUBMISSION OF THIS DRAFT PLAN
OF SUBDIVISION TO THE TOWN OF COLLINGWOOD PLANNING DEPARTMENT.


JOHN WELTON
JOHN WELTON CUSTOM HOMEBUILDING LTD.

JUNE 8, 2026
DATE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR
RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.


JAMES M. LAWS, O.L.S.
Van Harten Surveying Inc.

JUNE 4, 2025
DATE



Kitchener/Waterloo
Ph: 519-742-8371

Quebec
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com info@vanharten.com

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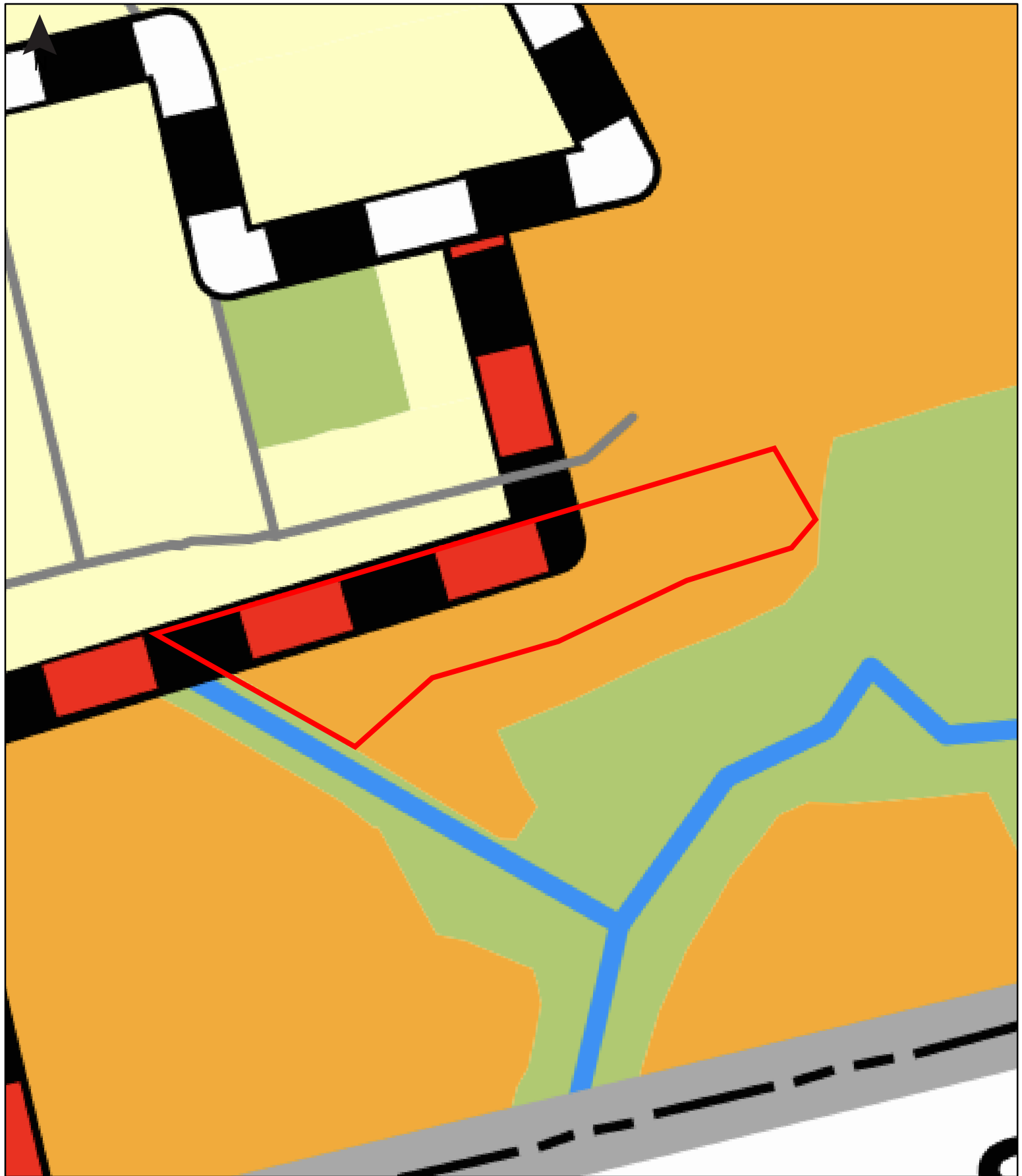


Figure 4
Official Plan - Schedule 1 (2024)
Growth Management Plan
Block 183, Plan 51M-945
Town of Collingwood
Subject Lands

- Greenfield Residential Community Areas
- Residential Community Areas
- Greenlands System





Figure 5
 Official Plan - Schedule 2 (2024)
 Land Use Plan
 Block 183, Plan 51M-945
 Town of Collingwood
 Subject Lands

- Future Neighbourhood
- Environmental Protection
- Existing Neighbourhood
- Parks and Open Space
- Major Institutional



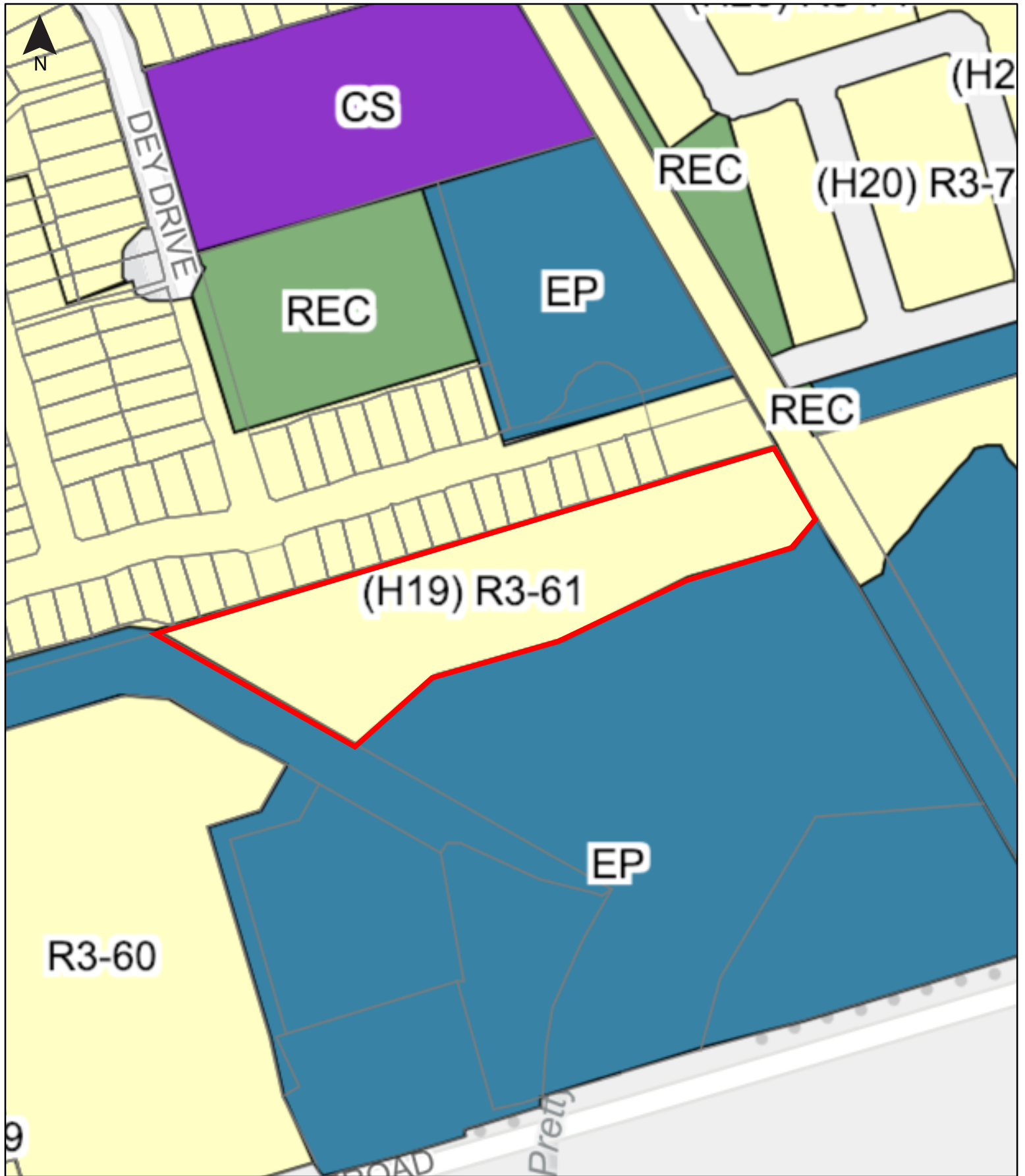


Figure 6
 Zoning By-law 2010-040
 Block 183, Plan 51M-945
 Town of Collingwood
 Subject Lands

- Residential
- Environmental Protection
- Recreation
- Community Services





**EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW No. 2026-XXX**

By-law No. 2026–XXX is a By-law under the provisions of Section 34 and 36 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, for prohibiting the use of land for or except for such purposes as may be set out in the By-law.

The purpose and effect of the proposed Zoning By-law Amendment is to rezone a portion of the subject land from the Holding Nineteen - Residential Third Density Exception Sixty-One (H19) R3-61 Zone to the Open Space (OS) Zone. Further the by-law will remove the (H19) holding provision from the property in its entirety. Holding provision (H19) required confirmation of adequate and functional municipal water services.

The effect of this Zoning By-law Amendment is to permit the development of the subject lands for Low-Medium Density residential dwellings as recognized in the current zoning – by rezoning lands for trail connections and a municipal boulevard.

BY-LAW No. 2026-XXX
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD



BEING A BY-LAW UNDER THE PROVISION OF SECTION 34 AND 36 OF THE
PLANNING ACT, R.S.O. 1990, C. P.13, AS AMENDED

WHEREAS Section 34 and 36 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits a Council to pass a by-law prohibiting the use of land, buildings or structures within a defined area or areas;

AND WHEREAS Collingwood Zoning By-law No. 2010-040 is the governing By-law of the Corporation of the Town of Collingwood and such was finally passed by the Council of the Town of Collingwood on April 12th, 2010;

AND WHEREAS the Council of the Corporation of the Town of Collingwood has deemed it advisable to amend Collingwood Zoning By-law No. 2010-040, and thus implement the Official Plan of the Town of Collingwood;

AND WHEREAS Council deems that adequate public notice of the public meeting were provided and adequate information regarding this Amendment was presented at the public meeting held XXX 2026, and that a further meeting is not considered necessary in order to proceed with this Amendment;

NOW THEREFORE THAT COUNCIL APPROVES AS FOLLOWS:

1. **THAT** Schedule “A” of Collingwood Zoning By-law No. 2010-040 is hereby amended, in accordance with Schedule “A” attached hereto, by rezoning said lands from the HOLDING NINETEEN RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-ONE (H19) R3-61 ZONE to the HOLDING NINETEEN RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-ONE (H19) R3-61 ZONE AND OPEN SPACE (OS) ZONE.
2. **THAT** Schedule “A” of Collingwood Zoning By-law No 2010-040 is hereby amended in accordance with Schedule “A” attached hereto, by removing the Holding Nineteen “H19” provision in front of RESIDENTIAL THIRD DENSITY EXCEPTION SIXTY-ONE (R3-61) ZONE.
3. **THAT** Zoning By-law No. 2010-040 is hereby amended to give effect to the foregoing, but Collingwood Zoning By-law 2010-040 shall in all other respects remain in full force and effect.

ENACTED AND PASSED this XXth day of XXXXX, 2026.

MAYOR

CLERK