

PLANNING JUSTIFICATION REPORT ADDENDUM

**Zoning By-law
Amendment Application**

11476 Highway 26, Town of Collingwood

Harhay Lands Development Inc. (former VMK Capital Inc.)

Prepared by: Loft Planning Inc.

April 2026



LOFT PLANNING

Table of Contents

1.0	SITE DESCRIPTION	1
2.0	STATUS UPDATE.....	1
3.0	ADDENDUM POLICY REVIEW.....	2
3.1	PLANNING ACT.....	3
3.2	PROVINCIAL PLANNING STATEMENT (2024).....	5
3.3	TOWN OF COLLINGWOOD OFFICIAL PLAN (2024)	6
3.4	TOWN OF COLLINGWOOD ZONING BY-LAW 2010-040	14
4.0	CONCLUSION	15

FIGURES

- Figure 1 – Location
- Figure 2 – Aerial
- Figure 3 – Site Plan (DA Architect)
- Figure 4 – Town of Collingwood Official Plan (2024)
- Figure 5 – Town of Collingwood Zoning
- Figure 6 – Landscape Plan (MHBC)

APPENDICES

- Appendix A – Draft Zoning By-law Amendment

1.0 SITE DESCRIPTION

We have been retained by Harhay Lands Development Inc. (formerly owned by VMK Capital Inc.), (the 'Owner') to act as planners related to the lands municipally identified as 11476 Highway 26 in the Town of Collingwood (the 'site', the 'subject lands'). The site is legally described as: PT LT 48 CON 10 NOTTAWASAGA PT 1 51R36041; COLLINGWOOD and PCL RD. ALLOW-3 SEC 51-NOTT-10; PT RDAL BTN CON 10 & 11 NOTTAWASAGA CLOSED BY BY-LAW NO. LT124501; PT 2, 51R27666; TOWN OF COLLINGWOOD. The subject lands are located on the north side of Highway 26 in the westerly gateway to the Town, surrounding by Lighthouse Point development to the west, north and east and north of Silvercreek Apartments (Skyline Living) development which is under construction.

The site has a lot area of 2.8 hectares with a lot frontage of 160 m onto Highway 26. The site is currently vacant and was the former site of the Beaconglow Hotel. A significant portion of the site (1.94 ha) is occupied by an unevaluated Wetland which has been delineated as part of the consultation process and has significantly reduced the developable area of the site. In consultation with the Nottawasaga Valley Conservation Authority (NVCA), the Wetland feature has been staked and appropriate vegetation protection zones have been established as part of the proposal. With the defining of the Wetland, the gross developable lands are 0.836 hectares in area.

The proposed application will facilitate the development of 194 residential condominium units across two six-storey residential buildings, with Building 'A' containing 100 units and Building 'B' containing 94 units, along with upper floor mechanical and amenity areas, a central corridor, and landscaped open space. Underground parking is provided as well as surface parking along the building frontage. The proposal introduces an intensified development on a parcel of land that is appropriately located to support a greater density residential use.

2.0 STATUS UPDATE

The Owner submitted applications for an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) in April 2023 (the "2023 submission"). The applications were deemed complete on May 9, 2023 and were subject to the Official Plan in effect at that time being the Town of Collingwood Official Plan (2004). Subsequent to the submission, the new Town of Collingwood Official Plan (2024) was approved by the County of Simcoe in September 2024, replacing the 2004 Official Plan. Under the approved 2024 Official Plan, the subject lands are now designated Mixed Use Corridor II and Environmental Protection.

Based on a review of the proposed development and the updated land use designations, the previously required OPA is no longer required. Accordingly, the OPA application (File No. D0812) has been formally withdrawn, as part of this submission.

3.0 ADDENDUM POLICY REVIEW

This Addendum has been prepared to assess the proposed ZBA in the context of the approved 2024 Official Plan and is intended to replace the Official Plan analysis contained in the previously submitted Planning Justification Report prepared by Loft Planning Inc. (2023) (the “2023 PJR”). The Addendum includes updated policy analysis related to the Provincial Planning Statement (2024) and the Town of Collingwood Official Plan (2024). All other sections of the 2023 PJR remain unchanged and continue to apply. Please refer to the 2023 PJR for a comprehensive review of the proposal.

A review of the proposed development concludes that the following applications are required:

- Zoning By-law Amendment: To re-zone the subject lands from Resort Commercial (C3) to Residential Fourth Density – Site Specific (R4-Site Specific) and Environmental Protection (EP). The site-specific exception will permit a maximum height of 23.35 m, a minimum parking requirement of 234 parking spaces, identify 45-degree angular plane provisions as well as upper floor step back provisions. Schedule A will also delineate the Environmental (EP) zone as per the technical reports and NVCA staking exercise.

A review of planning documents is required to evaluate the compliance of the proposed Zoning By-law Amendment 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 application will facilitate an efficient and well-designed residential intensification development at an appropriate location for growth and development and with appropriate consideration for the associated environmental features. The Zoning By-law Amendment will also recognize the unevaluated Wetland as determined through the technical reporting and staking of the unevaluated Wetland. A 30 metre adjacent land buffer is provided.

2. **The Proposed Development is in the Public Interest.** The Zoning By-law Amendment will permit the development of a mid-rise residential development within the Town of Collingwood. The application will recognize the unevaluated Wetland as well as (30 metre) adjacent lands. The lands are in close proximity to Georgian Bay and include protection of the Wetland. The development will create additional housing with two proposed six-storey buildings with upper floor mechanical and amenity space, central corridor, landscaped areas, and underground parking. The buildings will be connected through a central corridor.
3. **The Proposed Development is Consistent with the Provincial Planning Statement 2024.** The application is consistent with the Provincial Planning Statement (PPS) 2024 which directs residential intensification and re-development to lands within the Settlement Area and Strategic Growth Areas and encourages the provision of a range of residential unit types. The applications will recognize the unevaluated Wetland and the adjacent lands (30 metres).
4. **The Proposed Development Conforms to the County of Simcoe Official Plan and the Town of Collingwood Official Plan.** The County of Simcoe Official Plan identifies Collingwood as a Settlement area with a built boundary. The (2024) Town of Collingwood Official Plan designates the lands Strategic Growth Area (Schedule 1) and Mixed-Use Corridor II and Environmental Protection (Schedule 2). The proposed two (2) - six (6) storey height buildings with a proposed Floor Space Index (FSI) of 1.97 is within the permitted range in the Mixed-Use Corridor II land use designation of the Official Plan. The development conforms to the County of Simcoe Official Plan and conforms to the Town of Collingwood Official Plan (2024).

This addendum includes a review of the applicable planning documents of the Provincial Planning Statement (2024) and the Town of Collingwood Official Plan (2024) (Working Appeal Copy January 2026).

3.1 PLANNING ACT

The Planning Act must be considered when reviewing development applications. In consideration of the Zoning By-law Amendment, Sections 2 (Provincial Interest) and 3 (Provincial Plans) of the Planning Act apply.

Section 2 of the Planning Act requires that regard be given to matters of “Provincial Interest” which consider the following:

- The protection of ecological systems and of features of significant archaeological, cultural and scientific interest.
- The efficient use of resources and municipal services and the orderly development of communities.
- Accessibility for persons with disabilities and provision of a full range of housing.
- The appropriate location of growth and development.
- Promotion of development that is sustainable and pedestrian oriented and of a well-designed built form.

The site has been identified for mid-rise mixed-use development in the Town of Collingwood Official Plan in an area of existing and planned residential developments along the Highway 26 corridor in the west quadrant of Collingwood. The site has been designed to efficiently use the available land and infrastructure while providing appropriate amenity spaces, primarily underground parking and bike facilities, landscaping and trail connectivity. As part of the 2023 submission, an Environmental Impact Study (EIS) was undertaken which considered an unevaluated Wetland (as identified by NVCA) on the subject lands. LGL Limited are the environmental consultants of record. LGL Limited prepared an Environmental Impact Study (Resubmission 3) dated June 27, 2025. This Environmental Impact Study has been previously submitted in to resolve the Nottawasaga Valley Conservation Authority (NVCA) comments and concerns. The Environmental Impact Study (June 2025) establishes the net development area, provides a review of the relevant policy documents, provides the findings of the field work, describes the proposed development as it relates to the natural heritages feature and setbacks, provides details of the water balance, impacts of stormwater management, mitigation measures, recommendations for conditions of approval and final summary. The report concludes that given the development and the recommendations, a residual negative impact to natural heritage features of functions is not anticipated as a result of this development proposal.

The application will facilitate the development of an underutilized residential property on full municipal services within the Town of Collingwood. The site is appropriately located, surrounded by existing residential development, will contribute to and expand the range of housing in the area and has been well designed to ensure integration with adjacent residential uses and natural heritage features. The site planning has defined the unevaluated Wetland and provides for its long-term protection including a 30 metre adjacent lands buffer. The site will be accessed via Highway 26, will include primarily underground vehicular parking and bike facilities and includes onsite amenity area for residents.

Section 3(5)(a) of the Planning Act requires that decisions affecting planning matters must be consistent with policy statements and conform to provincial plans that are issued under the Act. In regard to the proposed application, the 2024 Provincial Planning Statement is addressed in the following section.

CONCLUSION:

The proposed application for the subject lands meets the requirements of the Planning Act RSO.

3.2 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 application is 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 2.1.4);
- Focusing growth and development to Strategic Growth and Settlement Areas (Policy 2.3.1.1; 2.4.1.1);
- 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);
- Directing development to areas outside of hazardous lands (Policy 5.2.2).

The proposed development is consistent with the policies of the PPS 2024, particularly Sections 2.3.1.1, 2.3.1.2(a) and 2.4.1.1, which encourage growth and development within Strategic Growth and Settlement Areas and the efficient use of land and resources.

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

The site is located within both a Strategic Growth Area and Settlement Area and is surrounded by existing residential development to the west, north and east. Skyline Living is currently constructing three – four storey buildings directly south of the subject lands, and Reverie development is proposed south east of the site and includes stacked bungalow townhouses. The proposed development provides a mid-rise residential development in an area identified for intensification.

The original submission includes the following technical reports: Archaeology Assessment (Phase 1&2), Environmental Site Assessment, Environmental Impact Study, Functional Servicing Report, Geotechnical Report, Hydrogeology Study, Illumination Study, Noise Study, Shadow Analysis, Stormwater Management Report, Traffic Impact Study, Tree Preservation Plan, and Urban Design Report. This response submission includes the following

additional technical reports in response to Town and Agency comments: NVCA comment matrix responses, Town and Agency comment matrix responses, Photometric Plan, Topographical Survey, Stormwater Management Report, Feature Base Water Balance Update, Borehole investigation, Engineering Drawing Set, Archtiectural Drawing set, Angular Plan set, Landscape Plan, Urban Design Addendum, Environmental Impact Study and Shadow Study.

The development contributes to the Town’s housing supply with market-based condominium units at a Floor Space Index (FSI) of 1.97. The development provides for 194 residential units including 13 one-bedroom units, 113 one bedroom plus den units, 48 two-bedroom units and 20 two-bedroom units. The site will include 202 underground parking spaces for residence and limited (32 parking spaces) at grade/surface parking for visitors and deliveries.

The subject lands are appropriately designated for mid-rise residential use in the Town’s Official Plan and represent the logical, orderly development of lands within the Settlement Area.

CONCLUSION:

Consistency with the Provincial Planning Statement 2024 has been demonstrated.

3.3 TOWN OF COLLINGWOOD OFFICIAL PLAN (2024)

The subject lands are designated Strategic Growth Area within Schedule 1 – Growth Management and Mixed-Use Corridor II within Schedule 2 – Land Use in the Town of Collingwood Official Plan (2024). The proposed mid-rise residential apartment building aligns with the policies outlined in the Official Plan. The development of the site for residential units in a mid-rise building, with a Floor Space Index (FSI) of 1.97, is appropriate and compatible with the surrounding area.

Consideration must be given to the Land Use Designation policies in Section 5.3.3, which guide development on the subject lands. Natural Heritage System policies in Section 5.6 must also be addressed given the presence of the unevaluated Wetland at the northern portion of 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 (Section 2.1; 2.2).

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 variety of economic and affordability needs (3.1.(c)(i); 3.2(a)(i-iv). The proposed development directly supports these objectives. It introduces one hundred and ninety-four (194) new residential units within a mid-rise building with a Floor Space Index (FSI) of 1.97. The proposal includes varying unit sizes from one bedroom to two bedroom plus den configurations. The proposed development proposes both indoor and outdoor amenity areas that will provide a variety of recreational facilities for future residents. A total of 1,219 sqm of outdoor amenity area is provided at the front and at the rear of Building A and located between Building A and Building B. The development will also include indoor amenity space for residents. The single-storey link building accommodates a large lobby, family lounge, a gym, and a golf simulator for residents. In addition, both Buildings A and B include rooftop multi-purpose lounges, each measuring 196 sqm. These rooms provide flexible space for social gatherings, community events, and private functions.

Section 3.5 provides policies to ensure high-quality built spaces. The proposed development is compatible with, and appropriately integrated into, the existing built form and surrounding landscape, while contributing positively to the image, livability, and character of the Town, consistent with Policy 3.5.(d) of the Official Plan. The proposed development employs a coordinated set of design strategies to ensure a compatible transition to the surrounding low-rise residential context:

- Generous setbacks and landscaped edges soften the building's presence and reinforce the established green character of the area. The proposed design provides more than the required minimum landscaped open space area of 40% as per the Residential Fourth Density (R4) Zone. The landscaped area provided is 3,633 sqm, that is 41.71% of the net site area.
- Additionally, 69.1% of the entire site area is dedicated for the environmental feature and its protection, leaving only 30.9% as net developable area.
- Sixth-floor step backs reduce the perceived height and mass, creating a more gradual transition to adjacent townhouse developments.

- Substantial separation distances between the proposed buildings and neighbouring residential buildings mitigate potential impacts related to privacy, overlook, and shadowing
- The mid-rise height provides an appropriate intermediary scale between the 10-storey building along Highway 26 to the east and the low-rise townhouse clusters to the north, east, and west. As well, to the south is the new Residences at Silvercreek development which includes three – four storey buildings in a cluster format. And Reverie development which includes a series stacked bungalow townhouses.

Overall, the building height, massing, and transition strategies are aimed at providing a development that is compatible with its surroundings, supports the evolving built form along Highway 26, and maintains a respectful interface with established residential areas.

The proposed development consists of two residential buildings organized to respond to both the site context and natural features. Building 'A' is oriented at an angle to Highway 26, while Building 'B' is positioned along the eastern lot line, with a central corridor connecting the two and incorporating indoor amenity spaces and a main entrance. The buildings are arranged to maximize the developable area while fronting Highway 26, creating a cohesive and well-defined site layout. Building massing, height, and step backs have been considered to support an appropriate level of intensification, within a mid-rise structure.

The site design is informed by the existing topography and the presence of Wetland/Environmental Protection lands, which occupy the northern portion and extend along the western boundary. These natural areas define the development envelope and provide a significant vegetative buffer to adjacent uses. Vegetation removal is minimal, as outlined in the Environmental Impact Study, and landscaping along the road frontage and site edges will further enhance integration with the surrounding area. On-site amenity spaces, including indoor facilities and two outdoor areas contribute to resident livability and support a complete community environment. Additional details are provided in the accompanying Urban Design Brief prepared by Weston Consulting (April 2026).

Section 4 – Growth Management

Section 4 discusses the Town's growth management policies. A key aspect is the provision of a full range of housing in addition to the provision of employment, services, schools and recreational areas for existing and future residents. Compact urban form comprises a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses and proximity to community services and amenities. A compact form accommodates a diverse range of built forms, from houses on small lots to mid-rise multi-storey developments.

Policy 4.3.(c) promotes intensification and redevelopment within the built-up boundary and the subject lands are identified within an area identified for a denser housing form (Mixed Use Corridor II). Policy 4.3.(b) establishes a target of 30% apartment dwellings for new residential units and the proposed development will contribute towards the achievement of this target. The proposed development will further support the growth management goals by creating a development that is compact and efficiently uses available land and infrastructure. The subject lands are located within a developed area along the north side of Highway 26. The proposed development contributes to this evolving context while maintaining compatibility with the surrounding neighbourhood. The 6-storey building height introduces a mid-rise form along Highway 26, providing an appropriate addition and transition with adjacent Ruperts Landing, Lighthouse Point and newer proposed developments directly south which include 4 storey buildings and stacked bungalow townhouses.

Policy 4.3.(d) directs higher-density development to Strategic Growth Areas. The proposed development supports this policy by contributing additional residential density in a manner consistent with the planned intensification of the area.

Section 5 – Land Use Designations

Section 5.1.2 provides general development review policies. Policy 5.1.2(a)(i) requires that lands designated Environmental Protection be protected and that adjacent development be designed to enhance the ecological integrity and functions of associated natural heritage features. A portion of the subject lands is designated Environmental Protection and identified as Wetland for long-term protection; this feature has been delineated in consultation with the NVCA as part of the development process and will be preserved accordingly (5.1.2(a)(ii)).

Policy 5.1.2(a)(iv) requires that buildings and streetscapes be designed to create a strong sense of identity through architectural features, massing, site layout, orientation, and landscaping. The proposed development satisfies this policy through high-quality design, context-sensitive landscaping and the provision of trail access that enhances the site's character and connectivity.

Policy 5.1.2(a)(viii) requires that utility networks, municipal servicing infrastructure, and transportation systems have sufficient capacity to accommodate the proposed development without adverse impacts. Municipal services are available, and the proposal can be adequately serviced, as confirmed in the Functional Servicing Report, submitted as part of the 2023 submission as well as the most current response submission provided by Tatham Engineering.

Section 5.1.8 of the Official Plan provides land use and built form–specific policies, with Section 5.1.8.2 specifically addressing mid-rise buildings. Policy 5.1.8.2(a) permits mid-rise buildings ranging from 3 to 8 storeys or 27 metres, whichever is less, and includes apartment buildings within this category. The proposed 6-storey apartment building, at 23.35 metres in height, conforms with this policy.

While the Official Plan permits building heights of up to 8 storeys or 27 metres and the proposed development remains within this limit, a Zoning By-law Amendment is required, as the requested R4 zone currently permits a maximum building height of 18 metres.

Section 5.1.8.2(b) provides that where sites are zoned to permit mid-rise buildings, the proposed development must be compatible with and capable of being sensitively integrated into surrounding land uses to the satisfaction of the Town. The proposed rezoning to Residential Fourth Density (R4) satisfies this requirement, as it demonstrates appropriate compatibility and integration with the surrounding context. The Urban Design Report (Weston Consulting) provides further details on compatibility and integration.

Policy 5.1.8.2(c) permits mid-rise buildings at a maximum density of 3.5 Floor Space Index (FSI), calculated based on the net developable area of the site. The proposed development has an FSI of 1.97, which is within the permitted limit and conforms with this policy.

Policy 5.1.8.2(d) requires that mid-rise buildings achieve maximum height and density only where they are compatible with, and can be sensitively integrated into, the surrounding context, with appropriate transitions to adjacent uses. While the proposed development does not seek the maximum permitted height, it nevertheless satisfies this policy by demonstrating compatibility with the surrounding area, incorporates a 45-degree angular plane and justification with regard to angular plane and upper floor step backs, provides sensitive landscaping, and is supported by a shadow impact study that confirms appropriate integration.

Policy 5.1.8.2(e) encourages the provision of underground and/or structured parking for mid-rise buildings. The proposed development conforms with this policy by providing 202 parking underground spaces and an additional 32 surface parking spaces which would be allocated for visitor parking.

Section 5.3.3 – Mixed Use Corridor II

Section 5.3.3.1 Intent

Policy 5.3.3.1(a) envisions the Mixed-Use Corridor II designation as providing opportunities for vibrant, pedestrian- and transit-oriented development through residential intensification, infill, and redevelopment with a strong focus on urban design. The proposed development supports this intent by contributing mid-rise residential intensification that promotes a compact, well-designed built form consistent with the surrounding area.

Section 5.3.3.2 Permitted Form/Uses

Policies 5.3.3.2(a) and (b) establish that all permitted uses within the Mixed-Use Corridor II designation shall be developed within low-rise and mid-rise buildings, and that residential apartments are a permitted use. The proposed development, consisting of a mid-rise apartment building, conforms with these policies.

5.3.3.3 General Development Policies

Policy 5.3.3.3(a) encourages comprehensive planning within the Mixed-Use Corridor II designation through a unified approach to design, access, and servicing. The proposed development is located on an individual site and consists of two buildings in a multi-unit residential format. The proposal reflects a comprehensive and coordinated approach to site planning and urban design, with careful consideration of built-form organization, sensitive integration with the surrounding context, and appropriate transitions in height and massing.

Policy 5.3.3.3(b) encourages compatible development throughout the Mixed Use Corridor II designation. Compatibility with the surrounding area is achieved through a combination of angular plane controls, generous building setbacks, strategic step-backs at the sixth storey, and an extensive landscape strategy. These measures collectively reduce perceived building mass, mitigate shadow and overlook impacts, and reinforce a pedestrian scaled environment. Further detail with respect to compatibility is provided in the Urban Design Report prepared by Weston Consulting and submitted as part of this response submission.

Policy 5.3.3.3(c) requires that where lands within the Mixed-Use Corridor II designation abut Existing Neighbourhoods, appropriate transition measures be implemented through the Zoning By-law to ensure compatibility and sensitive integration, including tools such as setbacks, step-backs, angular planes, landscaping, and shadow studies. The proposed development meets the requirements of the R4 zone in relation to building setbacks, permitted maximum coverage and minimum landscaped area. The proposed Zoning By-law Amendment establishes performance standards related to maximum building height, and angular plane requirements. These standards ensure an appropriate relationship with adjacent Neighbourhood designated properties, facilitate a sensitive transition in built form, and promote a compatible development pattern consistent with the intent of the *Mixed-Use Corridor II* designation.

5.3.3.4 Design Policies

Policy 5.3.3.4(a) identifies the Mixed-Use Corridor II designation as a focus for residential intensification and modest mixed-use development, intended to be transit-supportive and integrated with the Active Transportation Network. The proposed development provides appropriate residential intensification, delivering a total of 194 dwelling units that contribute to efficient land use along the corridor. The units vary in size and layout, offering a range of housing options that respond to diverse household needs and promote housing choice. The unit mix includes 1-bedroom, 1 bedroom plus den, two-bedroom and two-bedroom plus den. The development is transit-oriented, reinforcing residential intensification along Highway 26. The buildings are connected to Highway 26, providing access to existing transit stops along the road. Active transportation is encouraged through on-site bicycle parking and pedestrian connections. Residents are supported in choosing sustainable travel modes through access to nearby active transportation trails and sidewalks, thereby reducing reliance on private vehicles and promoting a healthy, connected community.

Policies 5.3.3.4(b)–(e) require that adequate on-site parking, loading, and waste facilities be provided, that access be limited and shared where possible, and that impacts on adjacent properties be mitigated, with loading and garbage areas appropriately sited. The proposed development is accessed via Highway 26 and provides a combination of underground and surface parking, including centrally located visitor and barrier-free spaces, with the majority of parking accommodated underground. Loading and servicing areas are integrated to minimize impacts, and the overall access and parking layout is consistent with the intent of these policies.

Policy 5.3.3.3(f) discourages parking between buildings and Arterial or Collector Roads unless appropriately mitigated through landscaping. A limited amount of surface parking, as well as access to the underground parking, is located at the front of the buildings and adjacent to Highway 26. The area is buffered by setbacks and enhanced landscaping, consistent with the intent of this policy.

Policies 5.3.3.3(g)(i–iii) require parking facilities to provide clearly defined access points, minimize pedestrian-vehicle conflicts, and incorporate design measures that enhance safety, including landscaping, lighting, and clearly defined pedestrian routes. The proposed development meets these requirements through clearly designated access points, a coordinated parking layout, and enhanced landscaping and pedestrian connections that promote safe and efficient movement throughout the site. A development providing underground parking and bike facilities for residents is also a benefit.

Policy 5.3.3.3(g)(iv) requires bicycle parking to be provided in accordance with the Zoning By-law and located near building entrances while avoiding conflicts with pedestrian circulation. The proposed development provides bicycle parking within the underground structure and lockers on the main floor and underground levels,

appropriately located to support convenient access while maintaining safe and unobstructed pedestrian movement.

Section 5.6 – Natural Heritage System

Section 5.6 establishes the Natural Heritage System as an integrated framework intended to protect, maintain, restore, and enhance biodiversity, ecological function, and connectivity between natural heritage features, water resources, and hazard lands. It emphasizes watershed-based planning, protection of water quality and source water, conservation of biodiversity and climate resilience, maintenance of ecological linkages and wildlife corridors, and protection of public health and safety from natural hazards.

A significant portion of the subject lands (1.94 hectares) is occupied by an unevaluated Wetland. As part of this planning process, the Wetland will be designated and zoned for the long-term protection.

Section 5.6.1 Environmental Protection Designation

Policies 5.6.1.1–5.6.1.2 establish that lands designated Environmental Protection are to be protected from development impacts and managed to ensure the long-term protection, maintenance, restoration, and enhancement of their ecological and biodiversity functions. An Environmental Impact Study (Birks Environmental) as well as a response submission has been provided as part of this submission. Further, the development team lead by Tatham Engineering submitted an early partial submission that related to the Nottawasaga Valley Conservation Authority comments in order to obtain general consensus and support from the NVCA and department comments related to natural heritage and water balance comments.

Section 7 - Implementation

Section 7.3.1 The Zoning By-law

Section 7.1.3.1(c) indicates that the Zoning By-law shall include regulations to ensure compatibility and appropriate transitions between uses and built forms, including provisions such as setbacks, step-backs, angular planes, height, and density controls. The proposed development is consistent with this policy, as it incorporates appropriate transition measures to ensure compatibility with surrounding uses, including setbacks, upper-level step-backs, and a 45-degree angular plane provisions. The Zoning By-law Amendment has been revised to incorporate an angular plane provision to reinforce appropriate built-form transition and is supported by the Urban Design Report prepared by Weston Consulting.

CONCLUSION:

Conformity to the Town of Collingwood Official Plan has been established.

3.4 TOWN OF COLLINGWOOD ZONING BY-LAW 2010-040

The subject lands are zoned Resort Commercial (C3) by the Town of Collingwood Zoning By-Law 2010-40. The application proposes to re-zone the subject lands to Residential Fourth Density – Site Specific (R4-XX) and Environmental Protection (EP). The Residential Fourth Density (R4) zone permits apartment buildings under Table 6.1.2.1.

The zone provisions for the Residential Fourth Density Zone include the following:

Residential Fourth Density (R4) Apartment	Required	Proposed
Minimum Lot Area	Nil	2.8 ha
Minimum Lot Frontage	30 m	152.47 m
Minimum Front Yard	7.5 m	7.5 m
Minimum Interior Side Yard	7.5 m	7.5 m, 34.70 m
Minimum Exterior Side Yard	7.5 m	n/a
Minimum Rear Yard	7.5 m	105.36 m
Maximum Height	18 m	23.35 m
Maximum Lot Coverage	40%	39.97%
Minimum Landscaped Open Space	40%	41.71%
Parking Spaces	Minimum 0.5 parking spaces per unit plus an additional 0.25 spaces per unit for visitor parking. (As per updated ZB requirements)	1 Space per unit plus an additional 0.25 spaces per unit for visitor parking. 234 spaces
Bicycle Spaces	0.5 spaces per dwelling unit to a max of 20	20 spaces

Angular plane		<p>Recognition of Angular Planes and 6th Storey Step back. See Draft Bylaw.</p> <p>A Building shall not project into a 45 degree angular plane measured from the centre line of a public street.</p> <p>A building shall not project into a 45 degree angular plane measured from any lot line that abuts a Residential Zone save and except Building B shall not project into a 45 degree angular plane measured from the adjacent existing built form to the east, as of the date of the date of passing of this by-law.</p>
Underground Parking Garage	<p>Front Yard Setback – 3.75 m Interior Side Yard Setback - NIL</p>	<p>Front Yard Setback – 1.08 m</p> <p>Interior Side Yard Setback – 1.4 m</p>

Appendix A contains the proposed Zoning By-law Amendment to ensure consistency with the (2024) Town of Collingwood Official Plan, including clerical revisions and the addition of angular plane and step back provisions.

4.0 CONCLUSION

This Planning Justification Report Addendum has been prepared in support of the application for a Zoning By-law Amendment for the subject lands. The proposed development is in keeping with the Planning Act RSO 1990, is consistent with the Provincial Planning Statement (2024), and conforms to the County of Simcoe Official Plan and

Town of Collingwood Official Plan (2024) and meets the intent of the Town of Collingwood Zoning By-Law 2010-40, as amended. Furthermore, it is our opinion that the applications represent good land use planning.

Respectfully Submitted,

LOFT PLANNING INC.



Kristine A. Loft, MCIP RPP
Principal

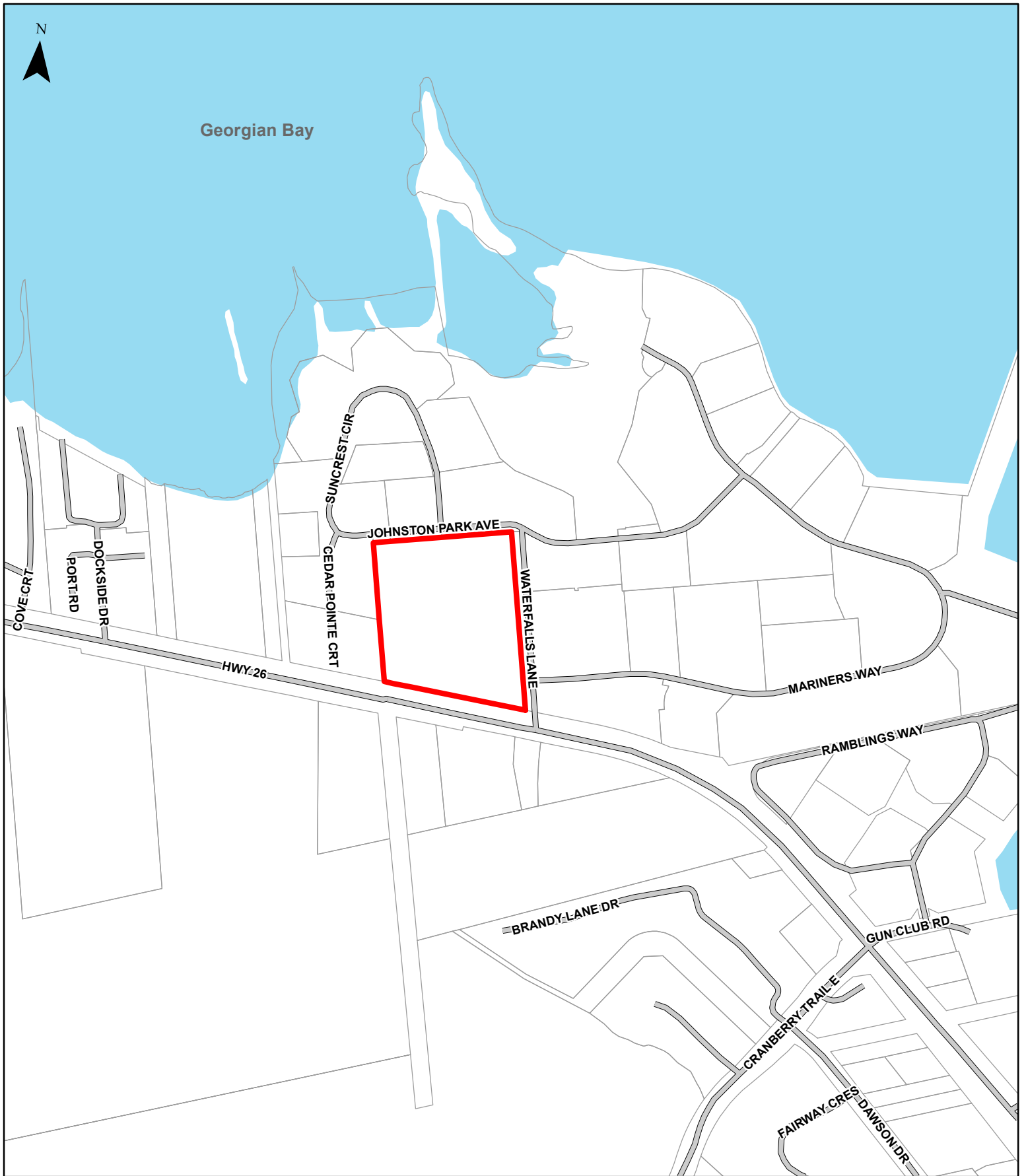



Figure 1
Location
 11476 Highway 26
 Town of Collingwood


 Subject Lands

0 50 100 150 200 Metres





Figure 2
Aerial
11476 Highway 26
Town of Collingwood

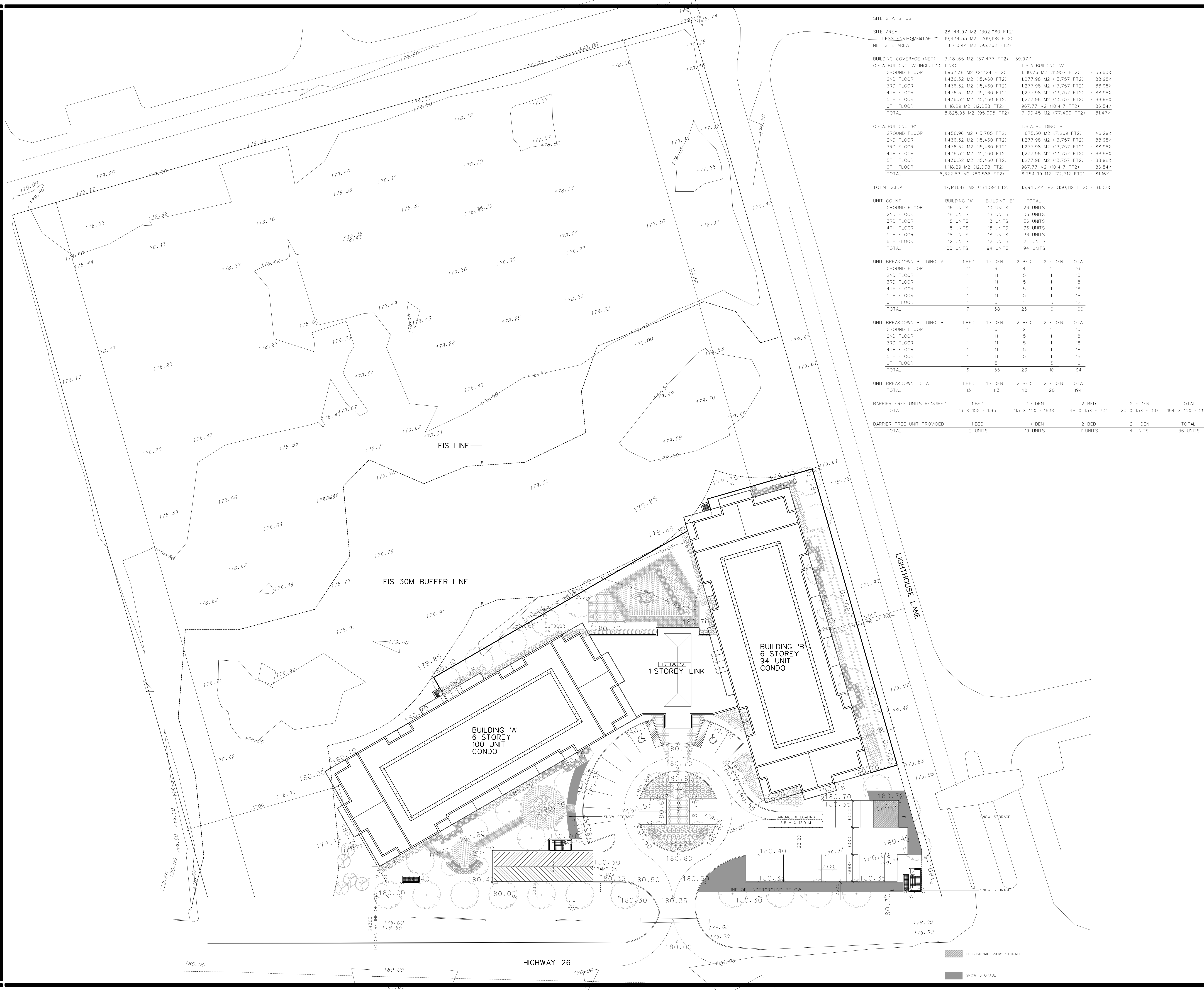
 Subject Lands

0 10 20 30 40 50 Metres



LOFT PLANNING

April 2026



SITE STATISTICS

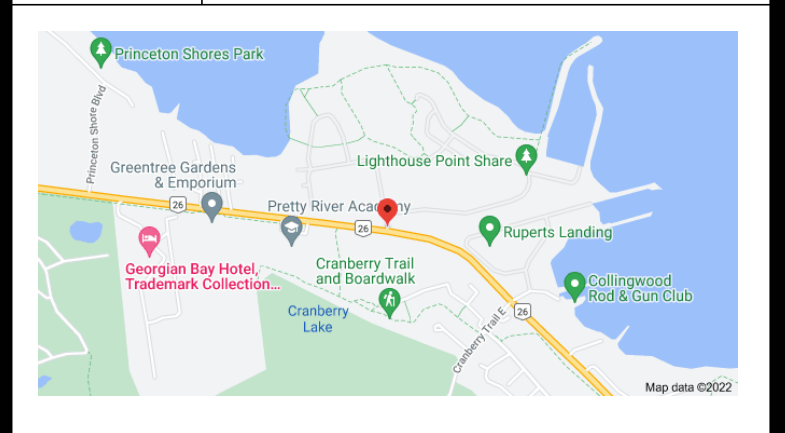
SITE AREA	28,144.97 M ² (302,960 FT ²)				
LESS ENVIRONMENTAL	19,434.53 M ² (209,998 FT ²)				
NET SITE AREA	8,710.44 M ² (93,762 FT ²)				
BUILDING COVERAGE (NET) 3,481.65 M² (37,477 FT²) - 39.97%					
G.F.A. BUILDING 'A' (INCLUDING LINK)	1,962.38 M ² (21,124 FT ²)	T.S.A. BUILDING 'A'			
GROUND FLOOR	1,436.32 M ² (15,460 FT ²)	1,170.78 M ² (12,587 FT ²)	- 56.60%		
2ND FLOOR	1,436.32 M ² (15,460 FT ²)	1,277.98 M ² (13,757 FT ²)	- 88.98%		
3RD FLOOR	1,436.32 M ² (15,460 FT ²)	1,277.98 M ² (13,757 FT ²)	- 88.98%		
4TH FLOOR	1,436.32 M ² (15,460 FT ²)	1,277.98 M ² (13,757 FT ²)	- 88.98%		
5TH FLOOR	1,436.32 M ² (15,460 FT ²)	1,277.98 M ² (13,757 FT ²)	- 88.98%		
6TH FLOOR	1,182.29 M ² (12,038 FT ²)	967.77 M ² (10,417 FT ²)	- 86.54%		
TOTAL	8,825.95 M ² (95,005 FT ²)	7,190.45 M ² (77,400 FT ²)	- 81.47%		
G.F.A. BUILDING 'B'	1,458.96 M ² (15,705 FT ²)	T.S.A. BUILDING 'B'			
GROUND FLOOR	1,436.32 M ² (15,460 FT ²)	675.30 M ² (7,269 FT ²)	- 46.29%		
2ND FLOOR	1,436.32 M ² (15,460 FT ²)	1,277.98 M ² (13,757 FT ²)	- 88.98%		
3RD FLOOR	1,436.32 M ² (15,460 FT ²)	1,277.98 M ² (13,757 FT ²)	- 88.98%		
4TH FLOOR	1,436.32 M ² (15,460 FT ²)	1,277.98 M ² (13,757 FT ²)	- 88.98%		
5TH FLOOR	1,436.32 M ² (15,460 FT ²)	1,277.98 M ² (13,757 FT ²)	- 88.98%		
6TH FLOOR	1,182.29 M ² (12,038 FT ²)	967.77 M ² (10,417 FT ²)	- 86.54%		
TOTAL	8,322.53 M ² (89,586 FT ²)	6,754.99 M ² (72,712 FT ²)	- 81.16%		
TOTAL G.F.A.	17,148.48 M ² (184,591 FT ²)	13,945.44 M ² (150,112 FT ²)	- 81.32%		
UNIT COUNT					
GROUND FLOOR	16 UNITS	10 UNITS	26 UNITS		
2ND FLOOR	18 UNITS	18 UNITS	36 UNITS		
3RD FLOOR	18 UNITS	18 UNITS	36 UNITS		
4TH FLOOR	18 UNITS	18 UNITS	36 UNITS		
5TH FLOOR	18 UNITS	18 UNITS	36 UNITS		
6TH FLOOR	12 UNITS	12 UNITS	24 UNITS		
TOTAL	100 UNITS	94 UNITS	194 UNITS		
UNIT BREAKDOWN BUILDING 'A'					
GROUND FLOOR	1 BED	1 DEN	2 BED	2 DEN	TOTAL
2ND FLOOR	2	9	4	1	16
3RD FLOOR	1	11	5	1	18
4TH FLOOR	1	11	5	1	18
5TH FLOOR	1	11	5	1	18
6TH FLOOR	1	5	1	5	12
TOTAL	7	58	25	10	100
UNIT BREAKDOWN BUILDING 'B'					
GROUND FLOOR	1 BED	1 DEN	2 BED	2 DEN	TOTAL
2ND FLOOR	1	11	5	1	18
3RD FLOOR	1	11	5	1	18
4TH FLOOR	1	11	5	1	18
5TH FLOOR	1	11	5	1	18
6TH FLOOR	1	5	1	5	12
TOTAL	6	55	23	10	94
UNIT BREAKDOWN TOTAL					
GROUND FLOOR	13	113	48	20	194
TOTAL	13	113	48	20	194
BARRIER FREE UNITS REQUIRED					
1 BED	1 DEN	2 BED	2 DEN	TOTAL	
13 X 15% - 1.95	113 X 15% - 16.95	48 X 15% - 7.2	20 X 15% - 3.0	194 X 15% - 29.1	
BARRIER FREE UNIT PROVIDED					
1 BED	1 DEN	2 BED	2 DEN	TOTAL	
2 UNITS	19 UNITS	11 UNITS	4 UNITS	36 UNITS	

R4 ZONE	REQUIRED - APARTMENTS	PROVIDED
MINIMUM LOT AREA	141	8,710.44 M ²
MINIMUM LOT FRONTAGE	30 M	152.47 M
MINIMUM FRONT YARD	7.5 M	7.5 M
MINIMUM EXTERIOR SIDE YARD	7.5 M	N/A
MINIMUM INTERIOR SIDE YARD	7.5 M	7.5 M, 34.70 M
MINIMUM REAR YARD	7.5 M	105.36 M
MAXIMUM HEIGHT	18 M	
MAXIMUM LOT COVERAGE	40%	3,481.65 M ² (39.97%)
MINIMUM LANDSCAPED OPEN SPACE	40%	3,633.03 M ² (39,07 FT ²) 47.1%
PARKING		
1 SPACE PER UNIT, PLUS AN ADDITIONAL 0.20 SPACE PER UNIT FOR VISITOR PARKING	U/G - 202 SPACES	
194 X 1.20 = 233 SPACES AND	SURFACE - 32 SPACES	
ANY TYPE OF COMMERCIAL WILL REQUIRE PARKING. WE WOULD USE A GENERAL CATEGORY FOR NOW (3 SPACES PER 100 SQM)	TOTAL - 234 SPACES	
COMMERCIAL USES		
6.2.3 FOOTNOTE (B) ACCESSORY COMMERCIAL USES SHALL BE LIMITED TO A CONVENIENCE STORE, A DAY-CARE CENTRE, A DRY-CLEANERS ESTABLISHMENT, A LAUNDROMAT AND A PERSONAL SERVICE SHOP. THESE USES SHALL ONLY BE LOCATED ON THE FIRST STOREY OF THE MAIN BUILDING AND SHALL NOT OCCUPY AN AREA GREATER THAN 25% OF THE GROSS FLOOR AREA OF THE FIRST STOREY.		
BICYCLE SPACES		
0.5 BICYCLE SPACES PER DWELLING UNIT TO A MAX OF 20	20 PROVIDED	

LEGEND

▲ MAIN ENTRANCE	CB	CATCH BASIN
△ ENTRANCE	H.P.	HYDRO POLE
▲ EXIT	MH	MANHOLE
▲ SERVICE	F.H.	FIRE HYDRANT
▲ EXISTING ELEVATION	L.S.	LIGHT STANDARD
▲ PROPOSED ELEVATION	♿	HANDICAPPED PARKING

DATE	ISSUED FOR
APR 10 23	ISSUED FOR 6PA
APR 23 26	ISSUED FOR 6PA



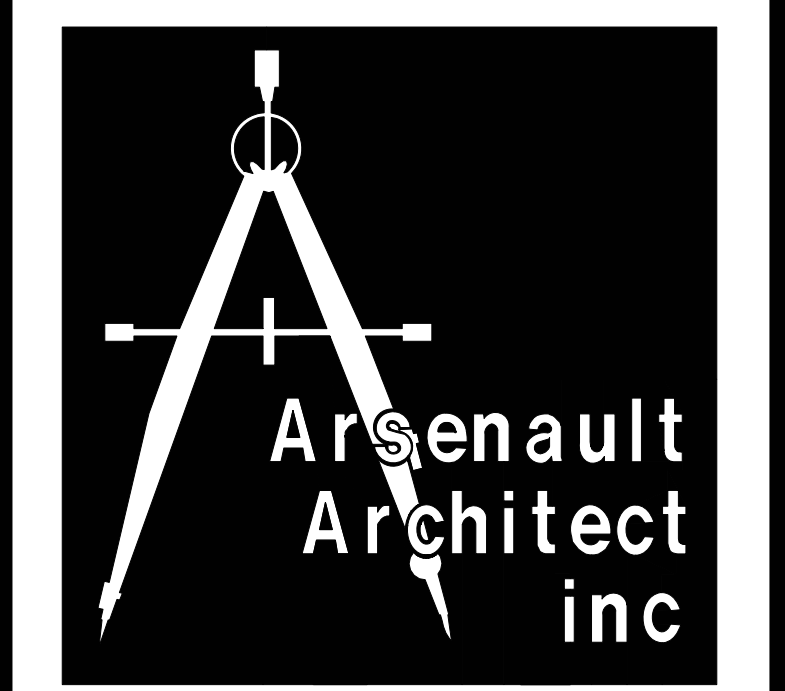
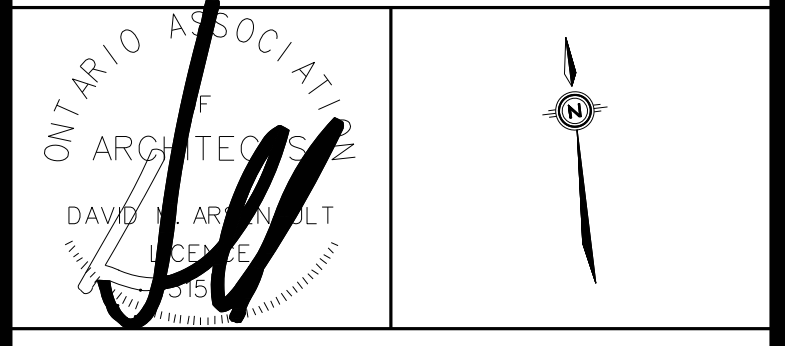
No Date Revisions

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF WORK.

LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

PRINTS ARE NOT TO BE SCALED.



Tel (416) 295-4378 5188A Dundas Street West
 Fax (416) 255-4351 Toronto, Ontario, M9A 1C4

ARCHITECT	: D. ARSENAULT
JOB CAPTAIN	: D. ARSENAULT
DRAWN BY	: A. ARSENAULT
DATE OF PLOT	: APRIL 23 2026
SCALE	: 1 : 300
CLIENT'S NAME	: INTEGRICON DEVELOPMENT INC
	: 219 WESTBROOK DRIVE WOODBRIDGE ONTARIO
PROJECT NAME	: COLLINGWOOD CONDOS
	: 11476 HIGHWAY 26 COLLINGWOOD ONTARIO
DRAWING TITLE	: SITE PLAN
	: 6 STOREYS
PROJECT NO.:	20-109
DRAWING NO.:	A-101
PATH NO.:	

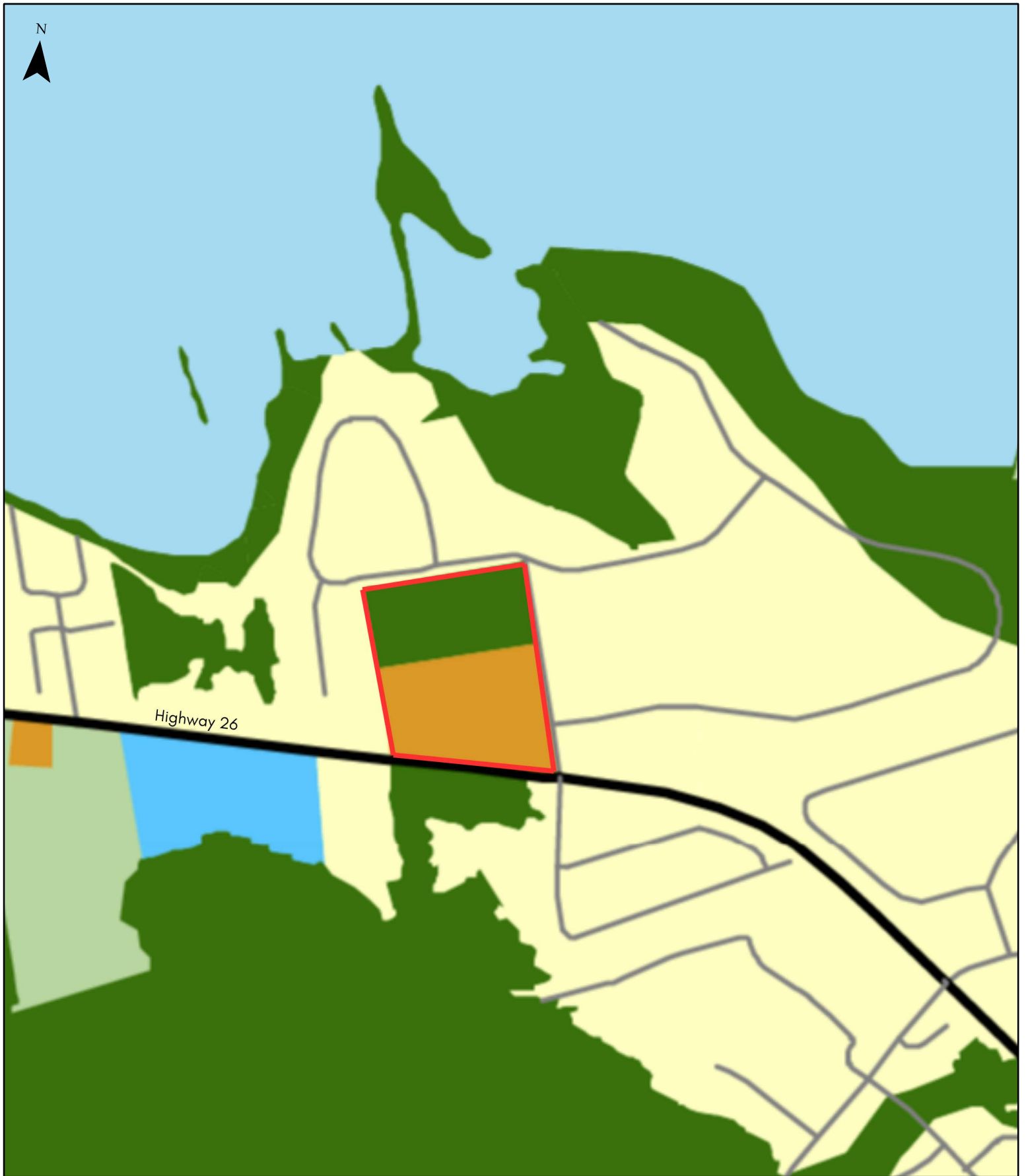



Figure 4
Official Plan
11476 Highway 26
Town of Collingwood

 Subject Lands

0 100 200 300 Metres



LOFT PLANNING

April 2026

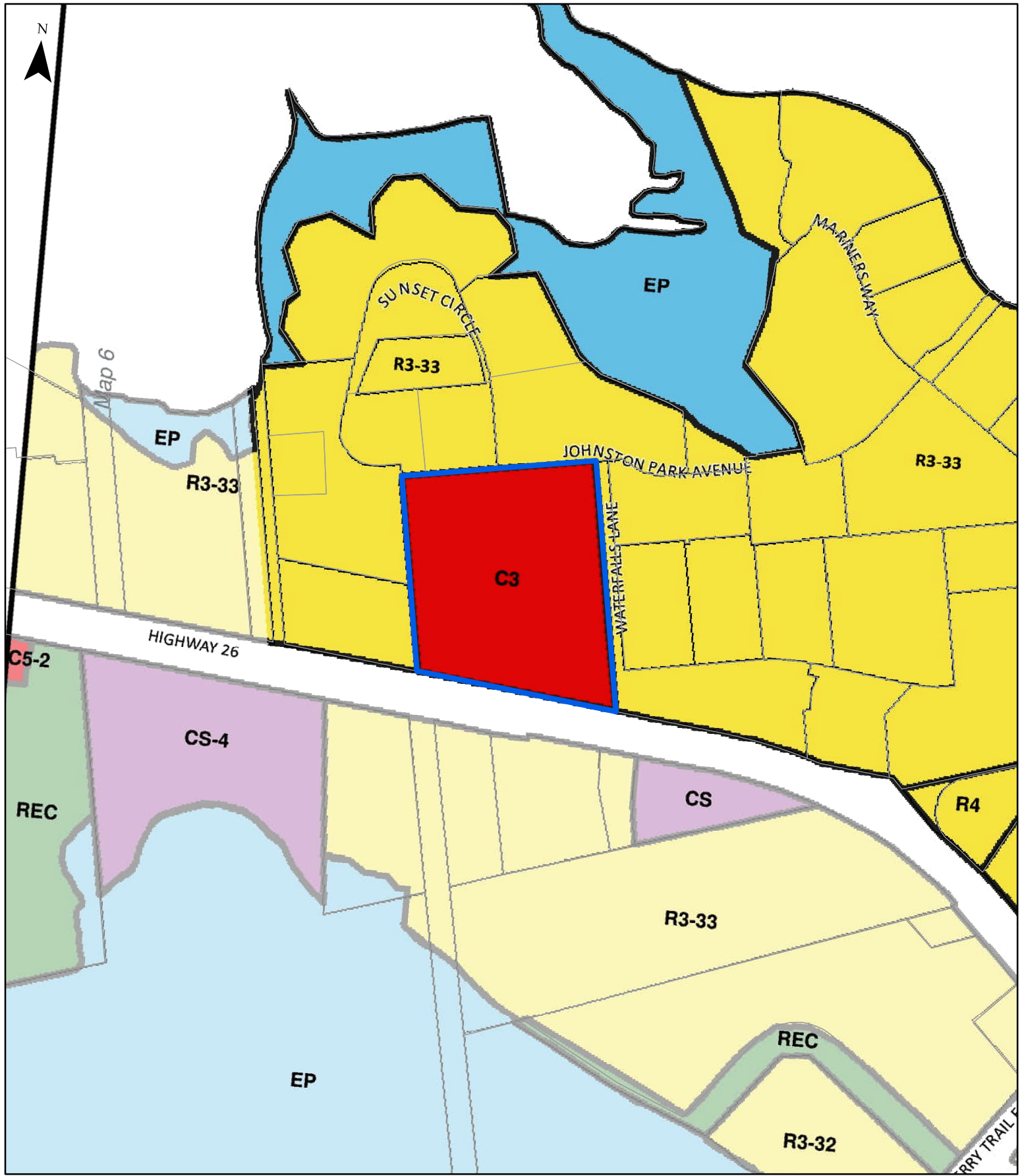

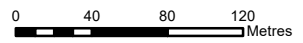


Figure 5
Zoning By-law
11476 Highway 26
Town of Collingwood

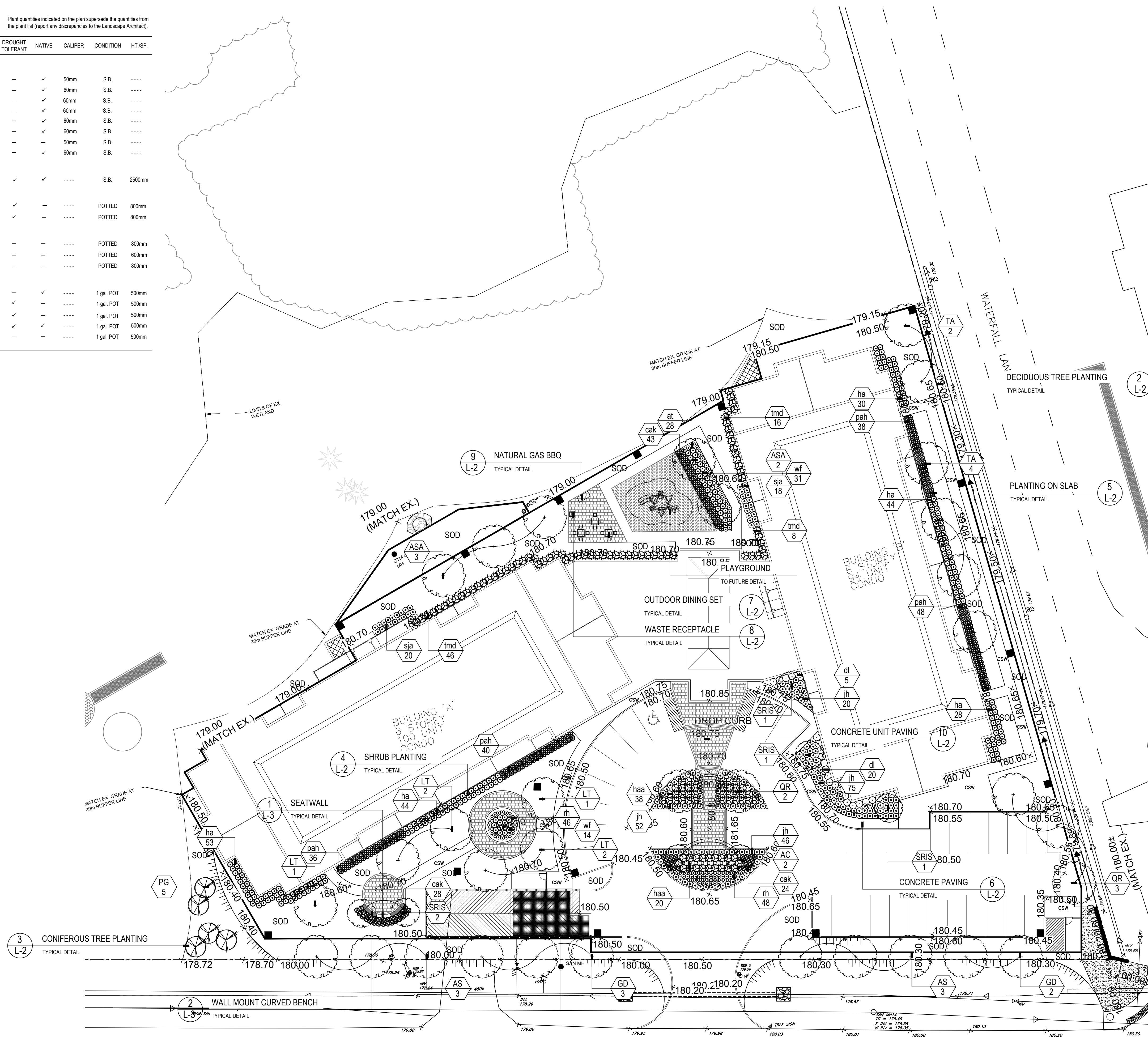
 Subject Lands



PLANT LIST - ON SITE

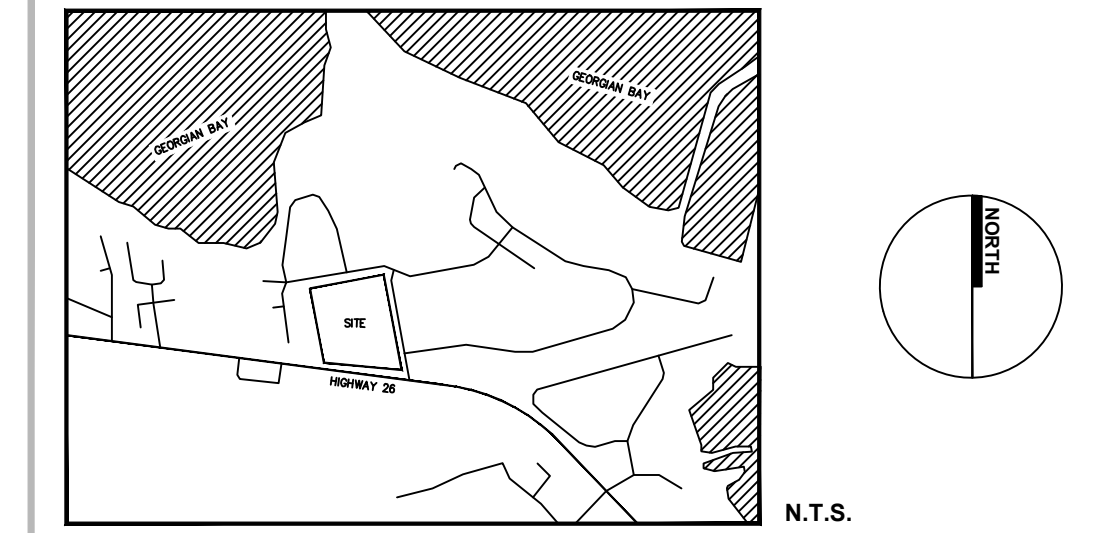
Plant quantities indicated on the plan supersede the quantities from the plant list (report any discrepancies to the Landscape Architect).

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	DROUGHT TOLERANT	NATIVE	CALIPER	CONDITION	HT./SP.
DECIDUOUS TREES								
AC	2	AMELANCHIER CANADENSIS	SERVICEBERRY	-	✓	50mm	S.B.	----
ASA	5	ACER SACCHARINUM	SILVER MAPLE	-	✓	60mm	S.B.	----
AS	6	ACER SACCHARUM	SUGAR MAPLE	-	✓	60mm	S.B.	----
GD	5	GYMNOCALADUS DIOICUS	KENTUCKY COFFEE TREE	-	✓	60mm	S.B.	----
LT	6	LIRIODENDRON TULIPIFERA	TULIP TREE	-	✓	60mm	S.B.	----
QR	5	QUERCUS RUBRA	RED OAK	-	✓	60mm	S.B.	----
SRIS	5	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	-	✓	50mm	S.B.	----
TA	6	TILIA AMERICANA	BASSWOOD	-	✓	60mm	S.B.	----
CONIFEROUS TREES								
PG	5	PICEA GLAUCA	WHITE SPRUCE	✓	✓	----	S.B.	2500mm
CONIFEROUS SHRUBS								
jh	193	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	✓	-	----	POTTED	800mm
tnd	70	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	✓	-	----	POTTED	800mm
DECIDUOUS SHRUBS								
haa	58	HYDRANGEA ABROSCENSIS 'ANNABELLE'	ANNABELLE HYDRANGEA	-	-	----	POTTED	800mm
sjr	38	SPIRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	-	-	----	POTTED	600mm
wf	45	WEIGELA FLORIDA 'MERLOT ROSE'	MERLOT ROSE WEIGELA	-	-	----	POTTED	800mm
PERENNIALS, GROUND COVERS AND GRASSES								
at	28	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	-	✓	----	1 gal. POT	500mm
cak	95	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	✓	-	----	1 gal. POT	500mm
ha	199	HOSTA 'ABBY'	PLANTAIN LILY	✓	-	----	1 gal. POT	500mm
rh	94	RUDBECKIA HIRTA	GLORIOSA DAISY	✓	✓	----	1 gal. POT	500mm
pah	162	PENNETUM ALOPECUROIDES 'HAMELNY'	DWARF FOUNTAIN GRASS	-	-	----	1 gal. POT	500mm

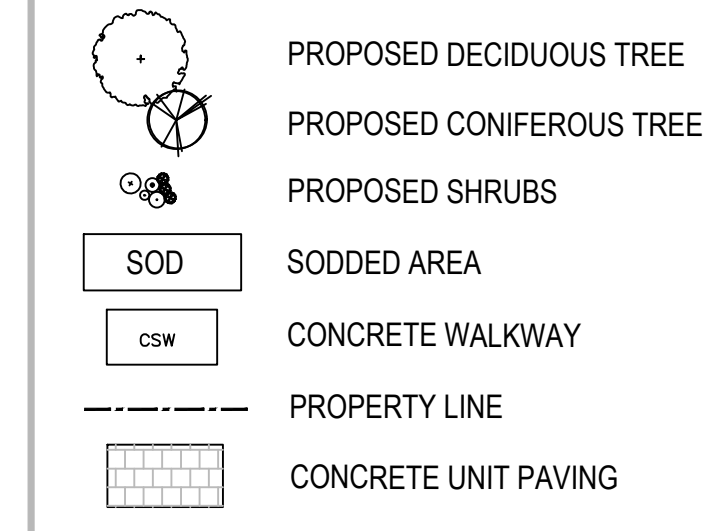


1 LANDSCAPE PLAN
L-1 1:300

KEY PLAN



LEGEND



GENERAL NOTES

- Do not scale the drawings. All dimensions are in millimetres unless noted otherwise.
- This drawing is to be read in conjunction with the overall master plan and engineering drawings prepared by the project engineer and site plans prepared by the project architect.
- The contractor shall check and verify all existing and proposed grading and conditions on the project and immediately report any discrepancies to the consultant before proceeding with any work.
- The contractor is to be aware of all existing and proposed services and utilities. The contractor is responsible for having all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.
- This drawing is to be used for development approval only. For layout of all work refer to construction drawings.
- Plant quantities indicated on the plan supersede the quantities from the plant list (report any discrepancies to the landscape architect).
- Do not leave any holes open overnight.
- Keep area outside construction zone clean and useable by others at all times. Contractor shall thoroughly clean areas surrounding the construction zone at the end of each work day.
- Contractor to make good any and all damages outside of the development area that may occur as a result of construction at no extra cost.
- This drawing is Copyright MHBC 2026.

REVISION NO.	DATE	ISSUED / REVISION	BY
4.	APRIL 24, 2026	ISSUED FOR SPA	HH
3.	NOVEMBER 4, 2025	ISSUED FOR SPA	HH
2.	FEBRUARY 6, 2023	ISSUED FOR SPA	HH
1.	DECEMBER 19, 2022	ISSUED FOR SPA	HH

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
 230-7050 WESTON ROAD WOODBRIDGE, ON, L4L 8G7 | P: 905.761.5588 F: 905.761.5589 | WWW.MHBCPLAN.COM

STAMP: ASSOCIATION OF LANDSCAPE ARCHITECTS (ONARIO) MEMBER
 DATE: APRIL 2026
 DRAWN BY: H.H.
 PLAN SCALE: 1:300
 FILE NO.: 20394A
 CHECKED BY: N.M.
 OTHER:

PROJECT: 11476 HIGHWAY 26 COLLINGWOOD, ONTARIO

FILE NAME: LANDSCAPE PLAN
 DWG NO.: L1



EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW NO. 2026-XX

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

THE PURPOSE AND EFFECT of the proposed Zoning By-law Amendment is to rezone the subject lands from Resort Commercial (C3) Zone to Holding Site Specific Residential Fourth Density [hxx(R4-XX)] Zone – Site Specific and Environmental Protection (EP) to permit a residential development.

The By-law will be in conformity with the Official Plan of the Town of Collingwood (2024).

DRAFT OF PROPOSED ZONING BY-LAW AMENDMENT

BY-LAW No. 2026 – XX
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD



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

WHEREAS Section 34 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 for or except for such purposes as may be set out in the by-law within the municipality or 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 12, 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 deemed that adequate public notice of the public meeting was provided and adequate information regarding this Amendment was presented at the public meeting held June 19, 2023, and that a further public meeting is not considered necessary in order to proceed with this Amendment;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF COLLINGWOOD ENACTS AS FOLLOWS:

1. **THAT** Schedule “A” of the Town of Collingwood Zoning By-law No. 2010-040, as amended is hereby further amended as it pertains to lands shown more particularly on Schedule ‘A’ affixed hereto and forming part of the by-law, by rezoning said lands from the RESORT COMMERCIAL (C3) ZONE to the HOLDING SITE SPECIFIC RESIDENTIAL FOURTH DENSITY [HXX(R4-XX)] ZONE – SITE SPECIFIC and ENVIRONMENTAL PROTECTION (EP) zones.
2. Section 2.5 titled “H” symbol – Holding Zones of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by adding a “HXX” Holding Zone and associated provisions to Table 2.5.5.1 as follows:
 - Confirmation and commitment of municipal water and wastewater servicing capacity and allocation to the satisfaction of the Town, including execution of any required agreement(s).
 - Execution of a site plan agreement to address technical matters, to the satisfaction of the Town.

3. **THAT** Section 6.5 titled Residential Exception Zones of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part as follows;

6.5. Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *XX on the Schedules of this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

RESIDENTIAL FOURTH DENSITY (R4) EXCEPTION X – R4-XX ZONE

Lands Subject to Exception XX:

- i. The maximum building height shall be 23.35 m.
- ii. A minimum required parking of 234 parking spaces.
- iii. A Building shall not project into a 45 degree angular plane measured from the centre line of a public street.
- iv. A building shall not project into a 45 degree angular plane measured from any lot line that abuts a Residential Zone save and except Building B shall not project into a 45 degree angular plane measured from the adjacent existing built form to the east, as of the date of the date of passing of this by-law.
- v. The underground parking garage shall be setback a minimum of 1.0 metre from the front lot line.
- vi. The building façade at/or along the front lot line shall step back at the 6th storey and above a minimum of 2.8 metres from the 5th storey façade of the storeys below.

4. **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.

5. **THAT** this By-law shall come into force and effect on the date it is enacted and passed by The Council of the Corporation of the Town of Collingwood, and subject to notice hereof being circulated in accordance with the provisions of the Planning Act and Ontario Regulation 545/06, and if required as a result of such circulation the obtaining of the approval of the Ontario Land Tribunal.

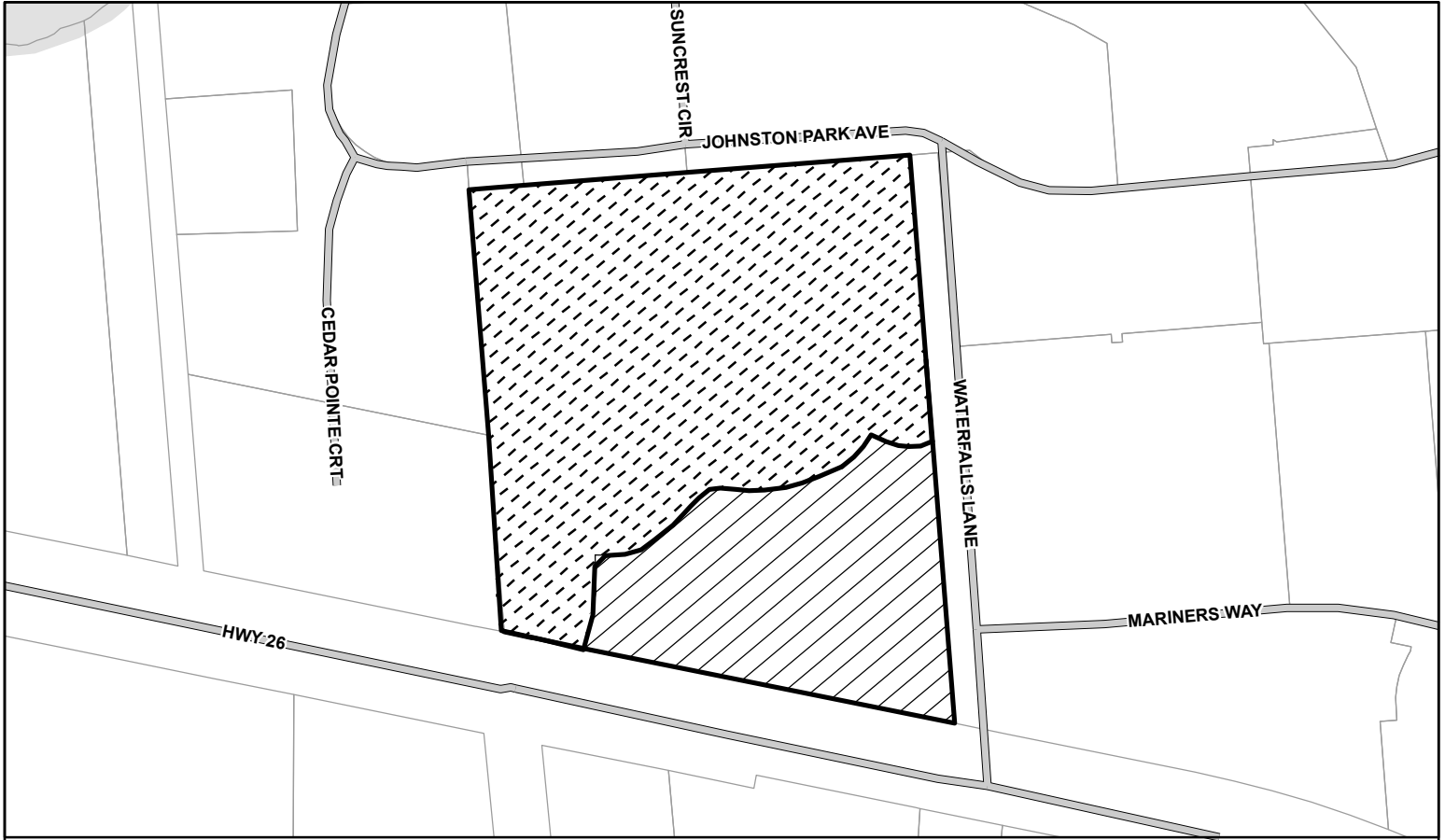
ENACTED AND PASSED this ____ day of _____, 2026

MAYOR

CLERK



Schedule '1'
By-law 2023-_____
Town of Collingwood
11476 Highway 26



Lands to be rezoned from the Resort Commercial (C3) Zone to the Environmental Protection (EP) Zone



Lands to be rezoned from the Resort Commercial (C3) Zone to the Residential Fourth Density (R4) - Site Specific Zone

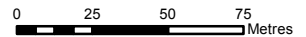
This is Schedule 'A-1' to By-law _____

Passed this _____ day of _____, 2023.

 Mayor

 Clerk

Appendix B
Draft Zoning By-law Amendment
11476 Highway 26
Town of Collingwood



LOFT PLANNING
 February 28, 2023