

September 17, 2025

Town of Collingwood
Growth & Development
55 Ste. Marie Street
Collingwood, ON L9Y 1H8



**RE: 11403 Highway 26
Town of Collingwood, Simcoe County
Official Plan & Zoning By-Law Amendment Application**

Further to our discussions over the past few months, please find attached an Official Plan Amendment and Zoning By-Law Amendment Application to support a Site Plan Application for the above-noted property. The application is to consider twelve (12) 2-storey stacked-townhouse blocks totaling 124 units in Collingwood, Simcoe County.

Please find the following as part of this application:

- The completed Official Plan and Zoning By-Law Amendment Application
- The OPA and ZBA application fees of \$23,410.00 (\$13,410 Application Fee + \$10,000 Contingency Deposit) has been submitted under separate cover.
- Site Plan
- Planning Justification Report prepared by Georgian Planning Solutions
- Landscape Conceptual Plan
- Functional Servicing and Stormwater Management Report prepared by C.F. Crozier & Associates Inc.
- Traffic Opinion Letter prepared by C.F. Crozier & Associates Inc.
- Parking Justification Study prepared by C.F. Crozier & Associates Inc.
- Elevations
- Urban Design Report prepared by MHBC
- Proposed Zoning & Official Plan Schedules

Should you have any questions or require any additional information, please feel free to contact me directly.

Yours truly,

Georgian Planning Solutions
Krystin Rennie, MAES MCIP RPP

cc: Jeff Robertson, Sherwood Homes