



# **PLANNING JUSTIFICATION REPORT**

**Reverie Development  
Town of Collingwood, Simcoe County**

**Official Plan Amendment, Zoning  
By-Law Amendment, and Site  
Plan Applications**

**Prepared By:**

Krystin Rennie, MAES MCIP RPP

September, 2025

17 BROCK CRES, COLLINGWOOD, ON L9Y 4A4 705-446-0530

# TABLE OF CONTENTS

<b>1.0</b>	<b>INTRODUCTION</b>	<b>2</b>
1.1	SITE LOCATION AND SURROUNDING LAND USES	2
<b>2.0</b>	<b>REQUIRED APPROVALS</b>	<b>2</b>
<b>3.0</b>	<b>PROPOSAL</b>	<b>3</b>
3.1	PROPOSED OFFICIAL PLAN AMENDMENT	3
3.2	PROPOSED ZONING BY-LAW AMENDMENT	4
<b>4.0</b>	<b>REVIEW OF APPLICABLE PLANNING POLICIES</b>	<b>4</b>
4.1	PLANNING ACT	5
4.2	PROVINCIAL PLANNING STATEMENT	5
4.3	COUNTY OF SIMCOE OFFICIAL PLAN	6
4.4	TOWN OF COLLINGWOOD OFFICIAL PLAN	8
4.5	COLLINGWOOD ZONING BY-LAW 2010-040	12
<b>5.0</b>	<b>SUPPORTING STUDIES</b>	<b>13</b>
5.1	FUNCTIONAL SERVICING & STORMWATER MANAGEMENT REPORT	13
5.2	TRAFFIC OPINION LETTER	14
5.3	PARKING JUSTIFICATION STUDY	14
<b>6.0</b>	<b>SUMMARY/CONCLUSION</b>	<b>15</b>

# APPENDICES

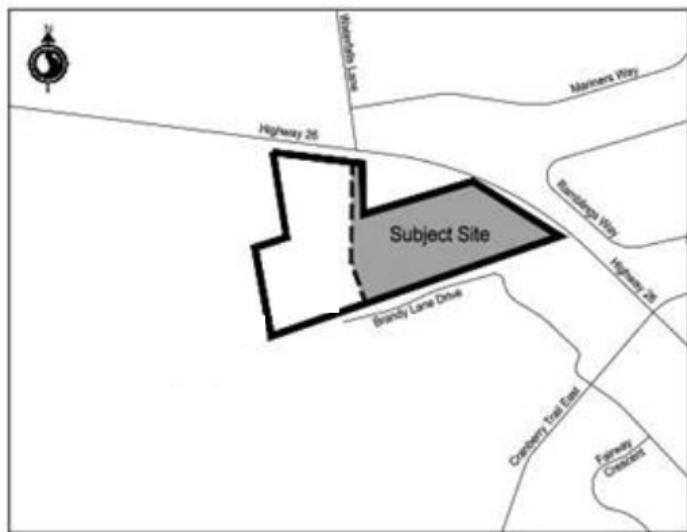
<b>APPENDIX 1</b>	Simcoe County Official Plan
<b>APPENDIX 2.1</b>	Collingwood Official Plan 2024 Residential Community Areas Schedule '1' Growth Management Plan
<b>APPENDIX 2.2</b>	Collingwood Official Plan 2024 Existing Neighbourhood Schedule '2' Land Use Plan
<b>APPENDIX 3</b>	Town of Collingwood Comprehensive Zoning By-Law
<b>APPENDIX 4</b>	Site Plan
<b>APPENDIX 5</b>	Proposed OPA Schedule
<b>APPENDIX 6</b>	Proposed ZBA Schedule

## 1.0 INTRODUCTION

Georgian Planning Solutions has been retained by Sherwood Homes Ltd. to prepare a Planning Justification Report to support an Official Plan Amendment, Zoning By-Law Amendment, and Site Plan Amendment Applications to support a residential development consisting of twelve (12) 1½ storey stacked townhouse blocks totalling 124 units in the Town of Collingwood, Simcoe County.

## 1.1 SITE LOCATION AND SURROUNDING LAND USES

The subject lands are located at 11403 Highway 26 in Collingwood in the County of Simcoe. (Figure 1: Location Map) The subject land fronts on Highway 26 and has access from Prince of Whales Drive. The lands comprise approximately 2.347 ha.



**Figure 1: Location Map**

## 2.0 REQUIRED APPROVALS

The following planning approvals are required in order to implement the proposal:

1. Official Plan Amendment Approval
2. Zoning By-Law Amendment Approval
3. Site Plan Amendment Approval

## 3.0 PROPOSAL

The proposal for the subject property is to facilitate the establishment of a 124-unit stacked bungalow townhouse development through a Plan of Condominium. Previous approvals on this property have permitted 60 townhouses, which were issued water allocation.

The subject lands are approximately 2.35 ha (5.81 acres) in size.

The development is within a vacant land condominium and has access to the site from Highway 26 to Prince of Wales Drive, with an emergency access directly to Highway 26 on the east side of the block. The proposal supports 149 vehicle parking spaces, including three (3) barrier-free spaces and 25 visitor parking spaces. Parking on the site is at a rate of 1.2 spaces per unit. The site plan does show 197 parking spaces, exceeding the rates justified in the Parking Justification Study.

The subject lands are designated "Settlement Area" in the County of Simcoe Official Plan (Appendix 1). In addition, the lands are designated 'Residential Community Areas' on Schedule '1' Growth Management Plan (Appendix 2.1) and 'Existing Neighbourhood' in the Schedule '2' Land Use Plan (Appendix 2.2) in the Town of Collingwood Official Plan 2024. Further, the lands are zoned Residential Third Density Exception 33 (R3-33) in the Town of Collingwood Zoning By-law 2010-040. (Appendix 3) The lands are regulated by the Nottawasaga Valley Conservation Authority.

The following Reports have also been submitted in support of the Official Plan Amendment, Zoning By-law Amendment, and Site Plan Approval:

- Site Plan
- Architectural and Urban Design Brief
- Functional Servicing and Stormwater Management Report
- Traffic Opinion Letter
- Parking Justification Study
- Elevations Drawings

### 3.1 PROPOSED OFFICIAL PLAN AMENDMENT

As noted, the property is currently designated 'Residential Community Areas' in the Schedule '1' Growth Management Plan (Appendix 2.1) and 'Existing Neighbourhood' in the Schedule '2' Land Use Plan in the Town of Collingwood Official Plan 2024 (Appendix 2.2). Within these designations, Low-Rise Buildings are permitted.

Low-Rise buildings permit single detached, duplex, and semi-detached dwellings, triplex and four-plex dwellings, street townhouse dwellings, and any other use that is accommodated in a building that is a maximum of 3 storeys, or 11 metres in height, whichever is less. Stacked townhouses are proposed for the subject property and would fall within the other uses categories in the permitted uses. To implement the proposal for the property, an Official Plan Amendment is required to:

- To permit stacked townhouses with a density of 68 units per ha for the subject property.

Appendix 5 of this report contains the proposed Official Plan Amendment and proposed schedule.

## **3.2 PROPOSED ZONING BY-LAW AMENDMENT**

The subject lands are currently zoned Residential Third Density Exception 33 (R3-33) in the Town of Collingwood's Zoning By-law (Appendix 6). The R3-33 zone is not specific to the current proposal for the property. The proposed Zoning By-law Amendment is required to implement the proposed Site Plan for the property.

More specifically, to permit the proposed development, the proposed Zoning By-Law Amendment would:

- Rezone the property currently Residential Third Density exemption 33 (R3-33) Zone to a site-specific Residential Third Density exception (R3-XX) to permit the stacked townhouse dwellings and to support a site-specific provision for parking on the site. Appendix 6 of this report contains the proposed Zoning By-law Amendment and proposed schedule.

## **4.0 REVIEW OF APPLICABLE PLANNING POLICIES**

The consideration of the planning policy support for this proposal will include a review of applicable planning policies of various government levels to consider "consistency with" and "conformity to" the intent and direction they offer. The policies that are noted below are applicable to the proposed development.

The following reviews the subject application with respect to key planning policies provided in the Planning Act, Provincial Planning Statement, the County of Simcoe Official Plan, and Town of Collingwood Official Plan.

## 4.1 PLANNING ACT

The Planning Act is provincial legislation that sets out the ground rules for land use planning in Ontario and describes how land uses may be controlled. There are sections in the Planning Act that must be addressed with the submission of a request to amend a Zoning By-law.

**Section 2** of the Planning Act speaks to the requirement of planning decisions having regard to matters of provincial interest. Provincial interests have been considered with the proposal, and the submitted studies support the development proposed. **Section 3** of the Planning Act states that decisions affecting planning matters “shall be consistent with” policy statements that are issued under the Act. The Provincial Policy Statement must be considered and is addressed in the following section.

This application complies with the purpose of the Planning Act, the proposal is consistent with the Provincial Policy Statement, conforms to the County and local official plans, is an efficient use of land and is in the public interest.

## 4.2 PROVINCIAL PLANNING STATEMENT

The Provincial Planning Statement (PPS) was issued under Section 3 of the Planning Act and came into effect October 20, 2024. It replaces the Provincial Policy Statement that came into effect on May 1, 2020. It provides policy direction on matters of provincial interest related to land use planning and development. Under provisions of the Planning Act comments, submissions, or advice that affect a planning matter “shall be consistent with” the PPS. The PPS emphasizes the importance of an increase in the supply and mix of housing options, addressing the full range of housing affordability needs.

The Provincial Planning Statement (PPS) 2024 provides more detailed policy direction on matters of provincial interests related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. Within the framework of the PPS, rural lands in Municipalities are encouraged to be used for residential development, including lot creation.

The PPS emphasizes the need to provide for an appropriate range and mix of housing options and densities to meet the projected needs of current and future residents. Alongside the provision of housing, the achievement of complete communities should

be encouraged by accommodating an appropriate range and mix of land uses, range of transportation options, employment, public service facilities and other institutional uses, recreation, parks and open space, and other uses to meet long-term needs. The PPS directs that healthy, integrated and viable rural areas should be supported by building upon rural character, and leveraging rural amenities and assets as well as promoting regeneration, including the redevelopment of brownfield sites. The proposed application provides for efficient land-use by maximizing the development potential of the lands.

Chapter 4 of the PPS promotes the long-term prosperity, environmental health, and social wellbeing of the province through the conservation of biodiversity, protection of the Great Lakes, and protection of natural heritage, water, agricultural, mineral, and cultural resources. The proposal will not impact sensitive resources.

Chapter 5 of the PPS aims to protect public health and safety by directing development away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards. All hazard lands existing on the site will be evaluated for potential disruption or effects.

The proposal will contribute to the long-term prosperity and growth of both the Town of Collingwood and Simcoe County in a manner consistent with the PPS. Based on the proposed development, the application is consistent with the broader planning direction given under the Provincial Planning Statement (2024).

## 4.3 COUNTY OF SIMCOE OFFICIAL PLAN

The purpose of the County Official Plan is to provide a policy context for land use planning taking into consideration the economic, social, and environmental impacts of land use and development decisions (**Section 1.1**). A goal of this Official Plan is “*to implement growth management to achieve lifestyle quality and efficient and cost effective municipal servicing, development and land use*” (Section 1.3).

The overall strategy of the County Official Plan is to direct growth and development to settlement areas where they can be effectively serviced; to support and manage resource-based development; to protect and enhance the natural heritage systems, cultural features and heritage resources; and to encourage the development of communities with diversified economic functions and opportunities and offer a diverse range of housing options. (**Section 3.1**)

The proposed development is located within the settlement designation of Collingwood and is planned with full municipal services. This proposed development conforms with the overall strategies of the plan.

**Section 3.3.19** requires a Stormwater Management Report to address the impacts of the proposed development on the adjacent lands. A Stormwater Management Plan was prepared to support this development.

The County of Simcoe designates the property as a Settlement Area in the Official Plan. Section 3.5 outlines policies related to settlement areas stating the objectives are to focus population and employment growth and development within settlements, with particular emphasis on primary settlement areas, to develop a compact urban form that promotes the efficient use of land and provision of water, sewer, transportation, and other services and to promote development forms and patterns which minimize land consumption and servicing costs as well as “to develop mixed use settlements as strong and vibrant central places and to create healthy settlements and communities that are sustainable” (**S 3.5.1- S 3.5.4**).

Settlement areas shall be the focus of population and employment growth, and their vitality and regeneration shall be promoted. Residential, commercial, industrial, institutional, and recreational land uses shall be developed within settlement area boundaries on land appropriately designated in a local municipal official plan for the use (**S 3.5.8**).

**Section 3.5.29** speaks to what development within a Settlement area should consider as part of the building design and includes the consideration of “conservation in energy, water and wastewater management, the current use or eventual introduction of public transit, the integration of paths and trails, bicycle routes, a compact and convenient design which encourages walking, the incorporation of natural heritage features and areas, public safety including the impact on policing services, and the preservation of public access to shorelines.” The proposed development has included sidewalks and connections to trails that provide access to the larger Collingwood trail system and the subject lands are in close proximity to at the corner of Cranberry Trail and Gun Club Road.

The proposed development is consistent with and promotes the goals and objectives of the County Official Plan in that the development is proposed in a settlement area that is anticipated for development; is to be serviced by municipal sewer and water; helps to support the development of complete communities and has access to active transportation opportunities. At this broader level, the proposal is consistent with and supports the policies of the County Official Plan.

## 4.4 TOWN OF COLLINGWOOD OFFICIAL PLAN

The subject lands are designated 'Residential Community Areas' on Schedule '1' - Growth Management Plan (Appendix 2.1) and 'Existing Neighbourhood' on Schedule '2' Land Use Plan. (Appendix 2.2)

Within the Official Plan, **Section 2** outlines Collingwood's vision and community priorities and notes that Collingwood "is a unique community that is a hub of year-round healthy active lifestyles. The residents of Collingwood aspire to live in healthy and complete communities that are inclusive, accessible, compact and well connected for all modes of travel, and prioritizes active transportation. All residents will continue to require access to a range and mixture of housing types, community services, and recreational amenities to support their well-being" (**S2.1**).

**Section 2.2** notes the community priorities for land use planning. The Town has a priority to provide housing options that meet the social, health, economic, and well-being requirements of current and future residents, including additional housing and needs arising from demographic changes and employment opportunities. The range and mixture of housing options will accommodate a full spectrum of households, including housing options that meet the economic requirements and affordability requirements of a growing and diverse population. The Town will ensure that there is an adequate supply of all types of housing options over the planning horizon of this Plan (**S 2.2**).

**Section 3.1** outlines direction for a Successful Community and includes that the Town provide housing options "with the focus on the provision of a range of housing types and tenures, including housing that meets the economic requirements and affordability needs of a growing and diverse population, and with easy access to a full range of land uses that support a complete community" (**S3.1.i**)

Another Community Priority includes providing a range and mix of housing options that the town encourages, "a range and mix of housing types, styles, tenures and affordability characteristics to meet the economic requirements and affordability needs of a growing and diverse population. The Town recognizes that to meet the needs of the future population, affordability to a variety of household income levels is just one component of the necessary range and mix of units required to support a complete community." (**S3.2a**)

The proposal for the property is to provide stacked townhouses that are bungalows. This is not a unit type currently available in Collingwood, and it does fill a void with a smaller unit that can be more accessible, and it is in an area that has easy access to trails, commercial areas, including grocery stores and restaurants.

The proposed unit type for the property is stacked townhouses, which is not a unit type currently available in Collingwood. **Section 5.1.8.1** speaks to Low-Rise Buildings, which permits various types of built form, including single detached, duplex, and semi-detached dwellings; triplex and four-plex dwellings; street townhouse dwellings; buildings with mixed uses and any other use that is accommodated in a building that is a maximum of storeys, or 11 metres in height, whichever is less. The proposed building are Low-Rise Residential Buildings shall have a minimum density of 10 units per hectare and a maximum density of 40 units per net hectare (**S5.1.8.1c**) As well, the proposed development is providing a unit type that fits within the definition of the permitted uses however, the overall density of the property exceeds the maximum density of 40 units per hectare and will require an Official Plan Amendment to permit the increased density proposed which is 68 units per hectare and providing 124 stacked townhouse units.

The intent of the Existing Neighbourhood Designation “is expected to continue to accommodate attractive neighbourhoods which will provide for a variety of residential forms, as well as neighbourhood facilities such as elementary schools, parks, places of worship and convenience commercial uses integral to and supportive of a residential environment. In addition, a variety of housing types are needed to meet the needs of a diverse population. Opportunities to provide housing for individuals or groups with special needs including those with special physical, social or economic needs within the Town will be encouraged.” (**S5.2.1.1a**) and “to protect and enhance the existing neighbourhoods within Collingwood, while managing their ongoing evolution, including opportunities for sensitive and compatible intensification. It is also the intent of the Town to recognize existing neighbourhoods as areas that consist of primarily low-rise residential house forms that have limited potential to accommodate significant levels of intensification, but that are prime candidates for the introduction of Additional Residential Units and home-based businesses, and intensification of an appropriate form and scale.” (**S5.2.1.1b**)

**Section 5.2.1.2** outlines permitted uses within the Existing Neighbourhoods Designation, which includes Low-Rise and Mid-Rise Buildings.

**Section 5.2.1.3** outlines General Development Policies for development within the Existing Neighbourhoods Designation.

**Section 5.2.1.3 b** outlines the following policies to anticipate the potential for modest residential intensification within the Existing Neighbourhoods Designation in Collingwood:

i. Avoid parking, driveways, and garages along street frontages, including designs that would lead to parking on the boulevard; these shall be located away from public view and preferably internal to the site, screened by buildings and active transportation infrastructure shall be provided where possible or justifiable by the use and scale of development;

*The parking is internal to the site, and landscaping is proposed along the Highway 26 frontage, including a 2.6 m acoustic fencing. There are sidewalks within the development, and external to the site are various opportunities for trail connections to the larger community.*

ii. Buildings shall be placed to create a continuous street wall; the setback distance shall be determined with reference to the setback distances of adjacent buildings and provide sufficient transition from private front yards to the public street;

*Not applicable*

iii. The massing and scale of the development shall be compatible with the existing and planned context;

*The massing and scale of the development in the area are varied. The proposed development will be compatible with the existing developments in the area.*

iv. Main entries shall be located on the front of the building/unit and shall be highlighted in the architectural design;

*The buildings have the main entries at the front of the buildings and have articulation as an architectural feature.*

v. Ensure that end/corner units display the same level of architectural detail and articulation as that of the main front elevation;

*The end units will have enhanced architectural details that is similar to the main front elevation.*

vi. The interface between the front yard and the sidewalk shall be designed with a combination of low fencing, stone walls, and/ or hedges and shrubs that enhance the character of the streetscape; and

*The interface between the front yard and the sidewalk includes landscape features of plantings.*

vii. Detailed landscape treatments shall be coordinated with the main building materials and create a year-round, visually appealing presence along the street.

*The landscaping has been created to allow for a visually appealing appearance year-round.*

### **Compatibility**

c) The Town shall encourage compatible development throughout the Existing Neighbourhoods Designation by supporting development applications that conform to the relevant policies of this Plan, and are consistent with the associated Urban Design Manual.

*An Urban Design Report has been prepared to support the submission.*

d) All development shall be adequately regulated by suitable provisions in the Zoning By-law to ensure that it is compatible with existing development in proximity. Where appropriate, historic streetscape patterns such as block lengths, building heights, setbacks, and separations will be maintained.

*The zoning provisions have been reviewed and are applied to this project. The area is a mix of different building types. The proposed development will be compatible with the surrounding land uses.*

### **Required Parkland**

e) All developments within the Existing Neighbourhoods Designation shall be required to provide public parkland, or cash-in-lieu of parkland, in accordance with the Town's Parkland Dedication By-law. Public parkland shall be provided subject to the following:

i. Public Lands dedicated for public open space shall be subject to the Town's Parkland Development Standards prior to the conveyance in a manner satisfactory to the Town; and/or

ii. Where cash-in-lieu of parkland is accepted for development within the Existing Neighbourhoods Designation, the funds generated shall be used to provide additional public parkland in proximity to the subject development, or for the aesthetic and/or functional improvement of existing public parkland areas in proximity to the subject development.

*This development will provide cash-in-lieu of parkland.*

The proposed development provides a stacked townhouse development, a permitted use in the Official Plan 2024. With respect to the policies related to the Existing Neighbourhoods designation outlined in the Official Plan, the planned development is supported. It is submitted that the overall proposal meets the intent of the Town of Collingwood's Official Plan.

## **4.5 COLLINGWOOD ZONING BY-LAW 2010-040**

The subject lands are zoned Residential Third Density (R3-33) in the Town of Collingwood's Zoning By-law 2010-040 (see Appendix 3: Collingwood Comprehensive Zoning By-Law). A zoning By-Law amendment is required to rezone the property to the Residential Third Density Exception (R3-xx) zone to permit the proposed stacked townhouse development. The development has been designed to conform to the zoning provisions set out in the Residential Third Density Zone. However, the proponent is seeking to amend the Zoning By-law to support the proposed unit type (stacked townhouses) and support the proposed number of parking spaces provided within the development. Relief from some of the zoning provisions within the Town of Collingwood's Comprehensive Zoning By-law 2010-040 is required.

For the Residential Development, the following relief is requested:

**1) Section 6.1 Residential Third Density - Table 6.1.2.1 Residential Permitted Uses**

- Permit stacked townhouses as a permitted use

**2) Section 15 Parking Space Requirements - Table 5.15.1.1 Required Parking Spaces**

- Permit 149 parking spaces

**1) Section 6.1** Permitted uses within the Residential Third Density(R3) zone include: additional Residential Unit, Apartment, Group or Cluster, Single-Detached, Semi-Detached, Townhouse, Senior Citizen Housing, Retirement Home, Boarding Home, Nursing Facility, Community Garden. Stacked Townhouses are a permitted use within the approved 2024 Official Plan – it is anticipated that stacked townhouses will be a permitted dwelling type in the next version of the Zoning By-law. A site-specific amendment to the current zoning by-law 2010-040 to permit stacked townhouses has been supported and approved by council.

**2) Section 15 Parking Space Requirements Table 5.15.1.1 Required Parking Spaces**  
outlines the specific number of parking spaces that are required for different

residential unit types; however, stacked townhouses are not a unit type that is identified within the zoning by-law. A Parking Justification Study was prepared by C.F. Crozier & Associates that supports parking at a rate of 1.2 spaces per stacked townhouse unit, resulting in a parking supply of 149 parking spaces (124 for the units and 25 visitor parking) for the development. The Town of Collingwood Zoning By-law 2010-040 requires standard townhouse dwellings to provide parking at a rate of 2 spaces per unit and apartments at a rate of 0.75 spaces per unit. These rates equate to a deficiency of 100 spaces for standard townhouse units and a surplus of 57 spaces for apartment units when applied to the stacked townhouse units.

The proposed zoning amendments will support the development of a Stacked Townhouse development that will help to establish a unique product and sized unit type that is needed within the community.

## **5.0 SUPPORTING STUDIES**

### **5.1 FUNCTIONAL SERVICING & STORMWATER MANAGEMENT REPORT**

A Functional Servicing & Stormwater Management Report prepared by C.F. Crozier & Associates, which outlines the servicing and stormwater management strategies for the proposed development.

Below are the findings of the report:

- Utilities for site servicing are available and will be extended to the subject development.
- The internal private sanitary sewer system within the parking lots will be connected to the existing 200mm diameter trunk sewer located within the Prince of Wales Drive right-of-way.
- The internal public water distribution network will be connected to two existing watermains, including a connection to the existing 300 mm diameter located within the Highway 26 Right-of-Way and a connection to the existing 200 mm diameter stub on the west side of Prince of Whales Drive.
- The watermain internal to the site will be owned and operated by the town of Collingwood and an easement will be provided in favour of the town.
- The design of the Stacked Townhouse buildings will need to consider availability for fire flow.
- Quantity control of stormwater is provided via super pipes, underground storage systems, and inlet control devices.

- Quality control for stormwater is provided via oil/ grit separators to achieve enhanced protection.
- Detention of 25mm Storm Event for greater than 48 hour period is provided. Due to the high groundwater, infiltration practices are not suitable for water balance navigation. Increased topsoil depth is recommended as a “best practice”
- Erosion and sediment controls will be implemented prior to construction to minimize the disturbance of adjacent lands and watercourse caused by construction activities.

## 5.2 TRAFFIC OPINION LETTER

The Traffic Opinion Letter prepared by C. F. Crozier & Associates is in addition to a Traffic Impact Study that was first completed in November 2019 and updated in July 2020.

The proposed 124 stacked townhouse units is revising the previous assessed 66 townhouse units included in the July 2020 Traffic Impact Study. This increase in units is forecasted to generate an additional 29 AM and 33 PM peak hour trips versus those considered in the July 2020 Traffic Impacts Study.

The signalized intersection of Hwy. 26 and Waterfall Lane/Prince of Wales Dr. is expected to operate acceptably. The additional volumes generated have a minimal impact on the operation concluded in the July 2020 Traffic Impact Study.

Based on the above information, the conclusion is that the proposed development can be supported from a transportation perspective.

## 5.3 PARKING JUSTIFICATION STUDY

A Parking Justification Study prepared by C.F. Crozier & Associates to review the proposed parking on the site, to estimate the peak parking demand of the site, and to confirm the adequacy of the proposed parking supply.

Below are the key findings:

- The site proposes parking at a rate of 1.2 spaces per stacked townhouse unit, resulting in a parking supply of 149 parking spaces.
- The site plan proposes 197 Parking spaces, exceeding the rate justified in the study.
- The Town of Collingwood Zoning By-law 2010-040 requires standard townhouse dwellings to provide parking at a rate of 2 spaces per unit and

apartments at a rate of 0.75 spaces per unit. These rates equate to a deficiency of 100 spaces for standard townhouse units and a surplus of 56 spaces for apartment units when applied to the stacked townhouse units.

- The current City of Barrie zoning bylaw (2009-141) requires a parking rate of 1.5 spaces per dwelling unit for any residential building containing more than three dwelling units. Under the current by-law there have been 4 by-law amendments that reduce the parking requirements for stacked townhouse units.
- The most recent draft by-law for the City of Barrie recommends a minimum parking rate of 0.8 parking spaces per unit and intensification corridors and 1.2 spaces per unit for all dwelling types and all other areas of the city.
- The report reviews peak parking demand at several Collingwood residential developments and found that the peak parking demand averaged between 0.89 spaces per unit to 10.4 spaces per unit

The report concludes that the proposed development can be supported from a parking perspective with a rate of 1.0 residential spaces and 0.2 visitor spaces per stacked townhouse unit.

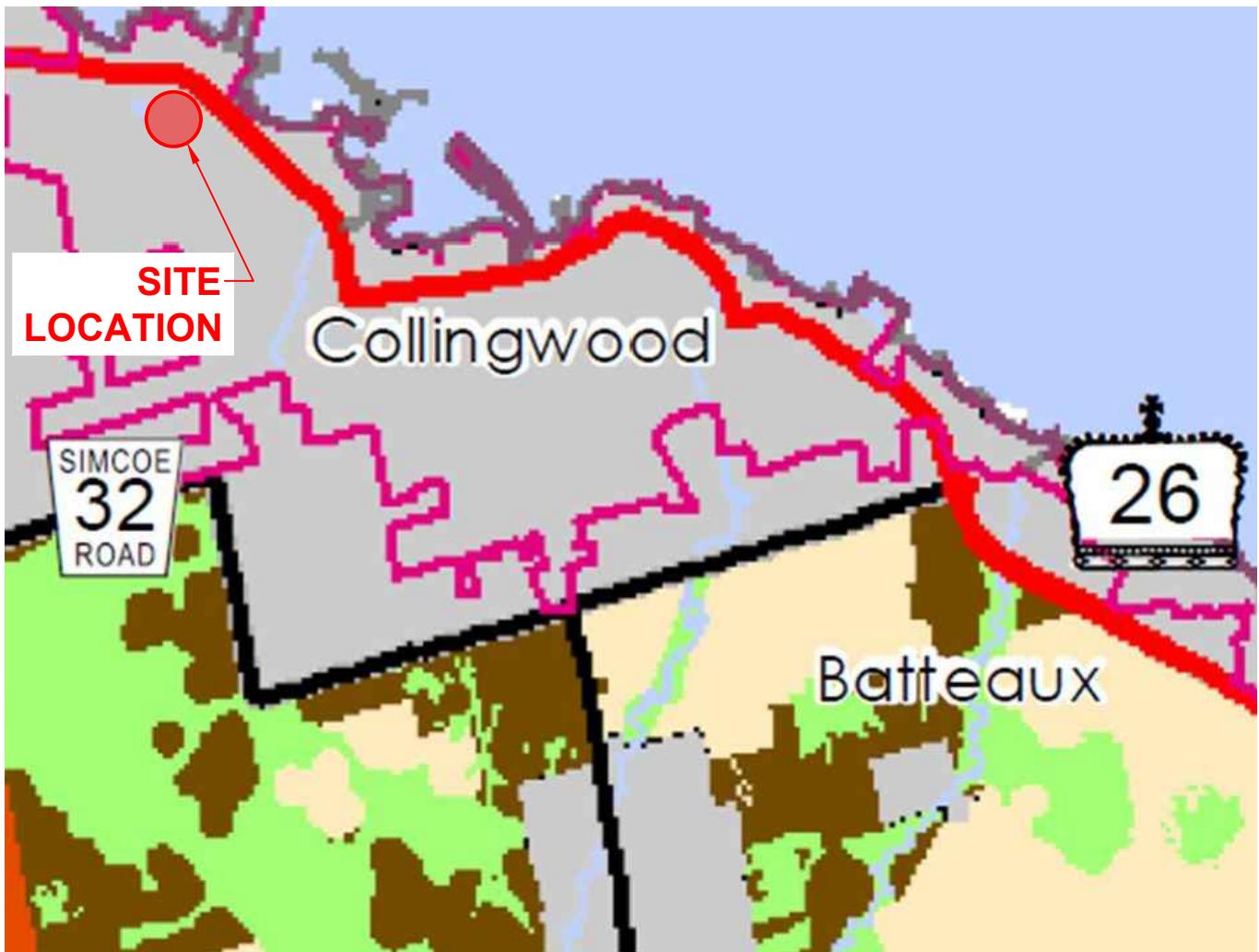
## **6.0 SUMMARY/CONCLUSION**

The subject proposal seeks an Official Plan Amendment, Zoning By-Law Amendment, and Site Plan Amendment approval to support a 124-unit stacked townhouse development. In addition to this Planning Justification Report, this application is supported by information provided by C.F. Crozier & Associates related to stormwater, servicing, traffic, and parking reports and other supporting documents.

The purpose of this report is to provide planning rationale in support of an Official Plan Amendment, Zoning By-law Amendment, and Site Plan Applications. It has been demonstrated that the subject application is consistent with the development goals of the community as reflected in the County and Local Official Plans. In addition, the proposal is "consistent with" the Provincial Planning Statement.

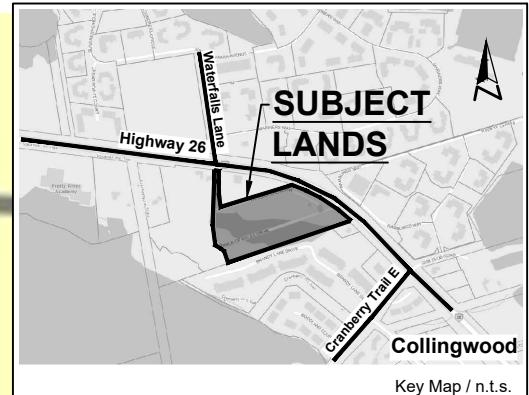
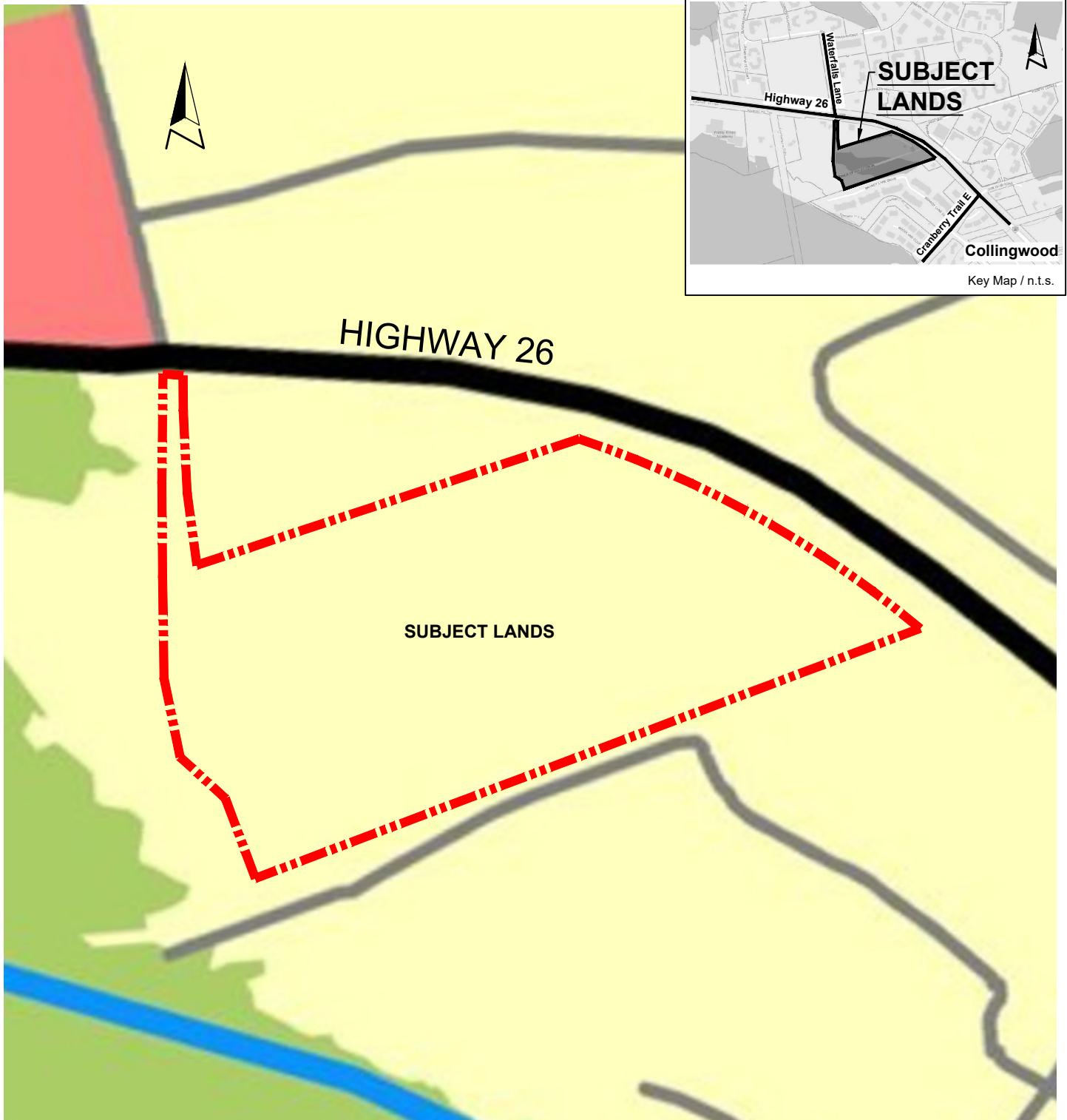
Based on the above-noted, it is submitted that the subject applications present good planning and address the key areas of public interest as expressed in various adopted and approved planning policies.

Krystin Rennie, MAES, MCIP, RPP  
Georgian Planning Solutions

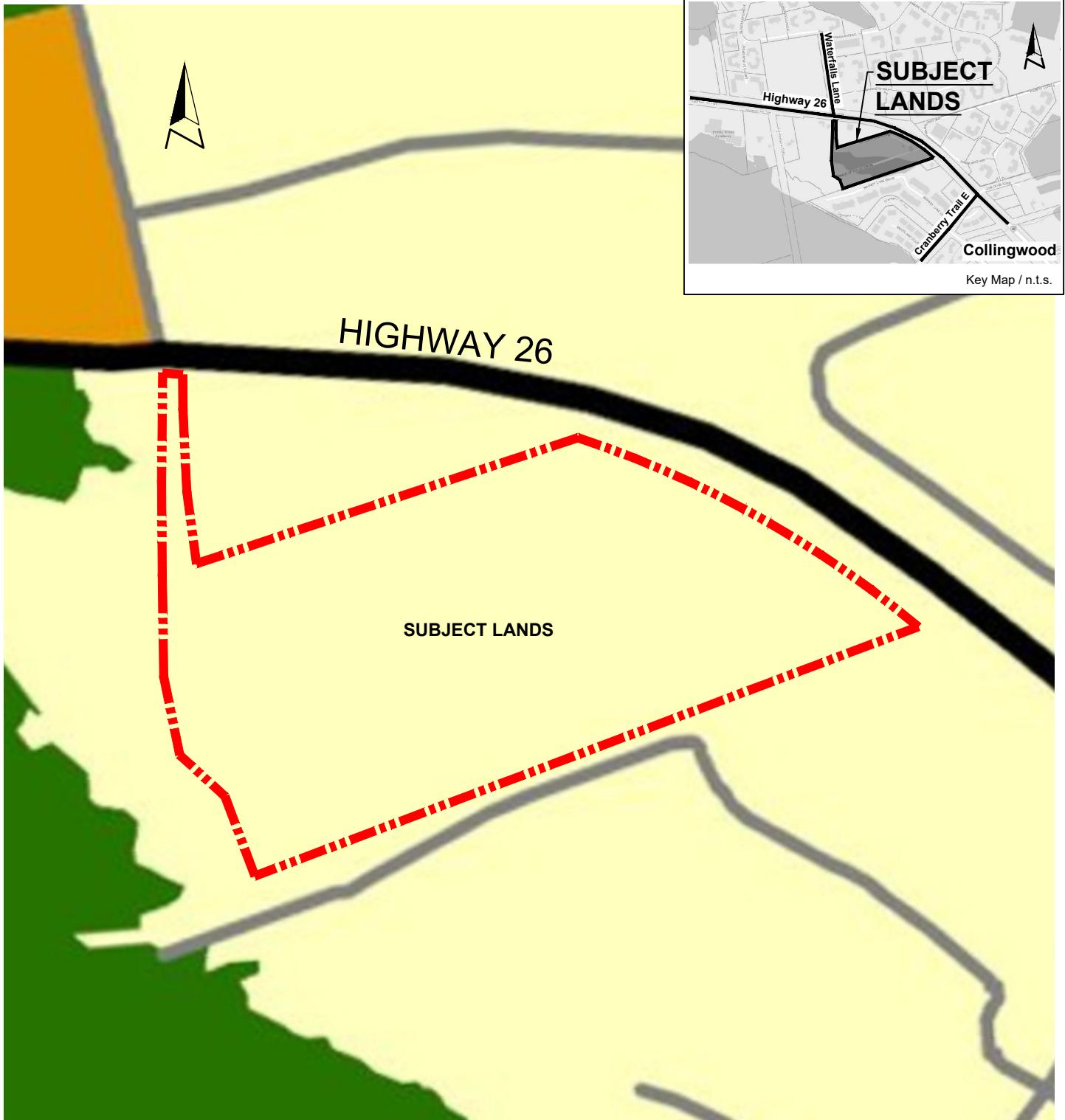


Scale: N.T.S.

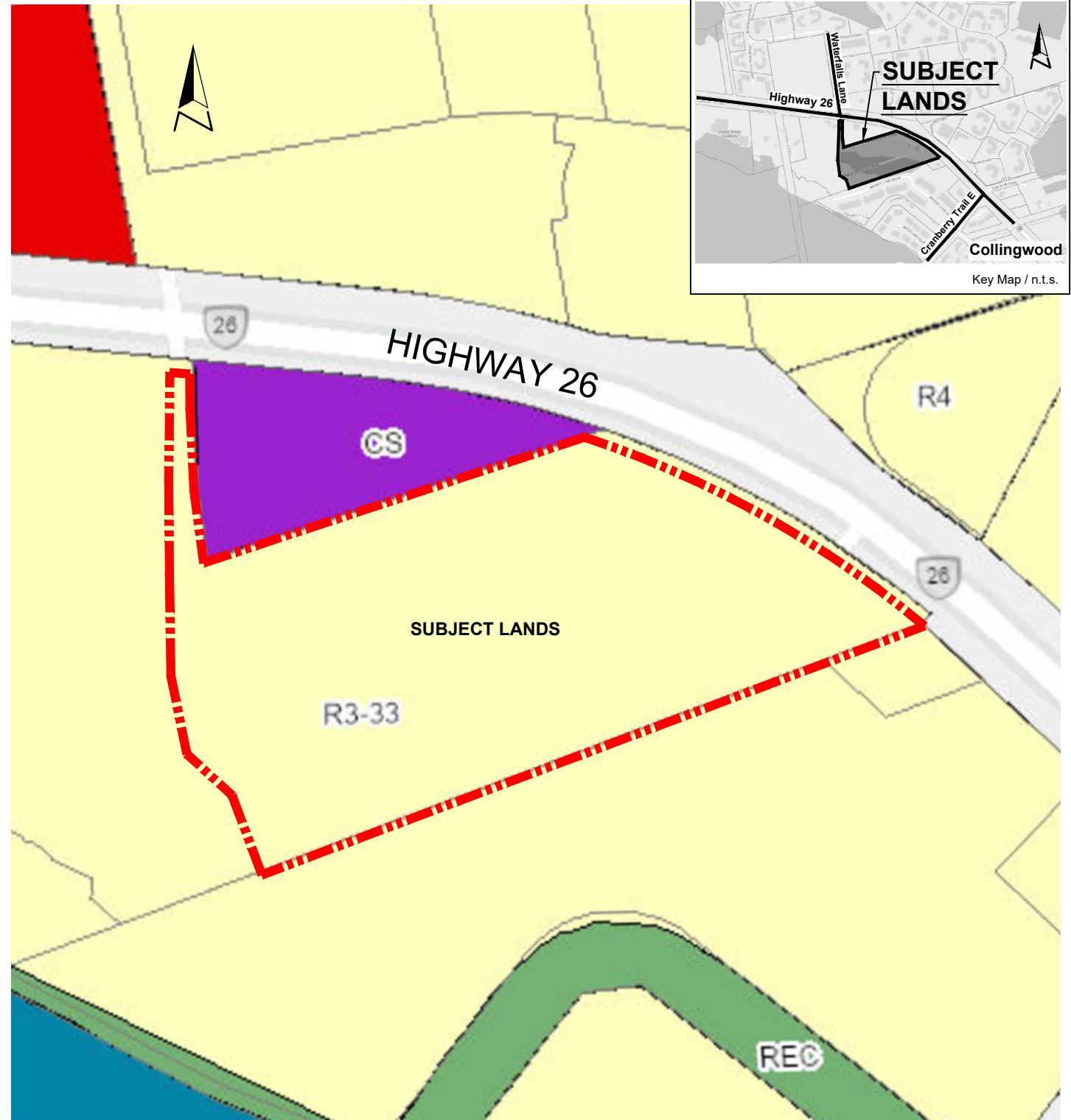
APPENDIX 1	LEGEND	
SIMCOE COUNTY OFFICIAL PLAN 11403 HIGHWAY 26 COLLINGWOOD COUNTY OF SIMCOE	 APPROX. SITE LOCATION SETTLEMENTS DESIGNATION	
<p><b>REFERENCE:</b> Schedule 5.1 To the County of Simcoe Official Plan Land Use Designations (Feb. 2023) (Map Excerpt)</p>		<b>GEORGIAN PLANNING SOLUTIONS</b> Land Use Planning & Project Management 17 Brock Cres., Collingwood, ON L9Y 4A4 O: 705.446.0530 / C: 705.606.7526
		Sep. 10, 2025



<b>APPENDIX 2.1</b>	<b>LEGEND</b>	Scale 1:2000 
TOWN OF COLLINGWOOD OFFICIAL PLAN 2024 Schedule '1' Growth Management Plan 11403 HIGHWAY 26 COLLINGWOOD COUNTY OF SIMCOE	SUBJECT LANDS BOUNDARY RESIDENTIAL COMMUNITY AREA	
<u>REFERENCE:</u> Official Plan of the Town of Collingwood Schedule '1' - Growth Management Plan (Map Excerpt)		<b>GEORGIAN PLANNING SOLUTIONS</b> Land Use Planning & Project Management 17 Brock Cres., Collingwood, ON L9Y 4A4 O: 705.446.0530 / C: 705.606.7526 Sep. 10, 2025



<b>APPENDIX 2.2</b>	<b>LEGEND</b>	Scale 1:2000 
TOWN OF COLLINGWOOD OFFICIAL PLAN 2024 Schedule '2' Land Use Plan 11403 HIGHWAY 26 COLLINGWOOD COUNTY OF SIMCOE	SUBJECT LANDS BOUNDARY COMMUNITY AREA EXISTING NEIGHBOURHOOD	
<u>REFERENCE:</u> Official Plan of the Town of Collingwood Schedule '2' - Land Use Plan (Map Excerpt)		<b>GEORGIAN PLANNING SOLUTIONS</b> Land Use Planning & Project Management 17 Brock Cres., Collingwood, ON L9Y 4A4 O: 705.446.0530 / C: 705.606.7526 Sep. 10, 2025



### APPENDIX 3

TOWN OF COLLINGWOOD  
ZONING BY-LAW 2010-040  
11403 HIGHWAY 26  
COLLINGWOOD  
COUNTY OF SIMCOE

### LEGEND

- SUBJECT LANDS BOUNDARY
- RESIDENTIAL THIRD DENSITY  
EXCEPTION 33 (R3-33) ZONE

Scale 1:2000



**GEORGIAN PLANNING  
SOLUTIONS**

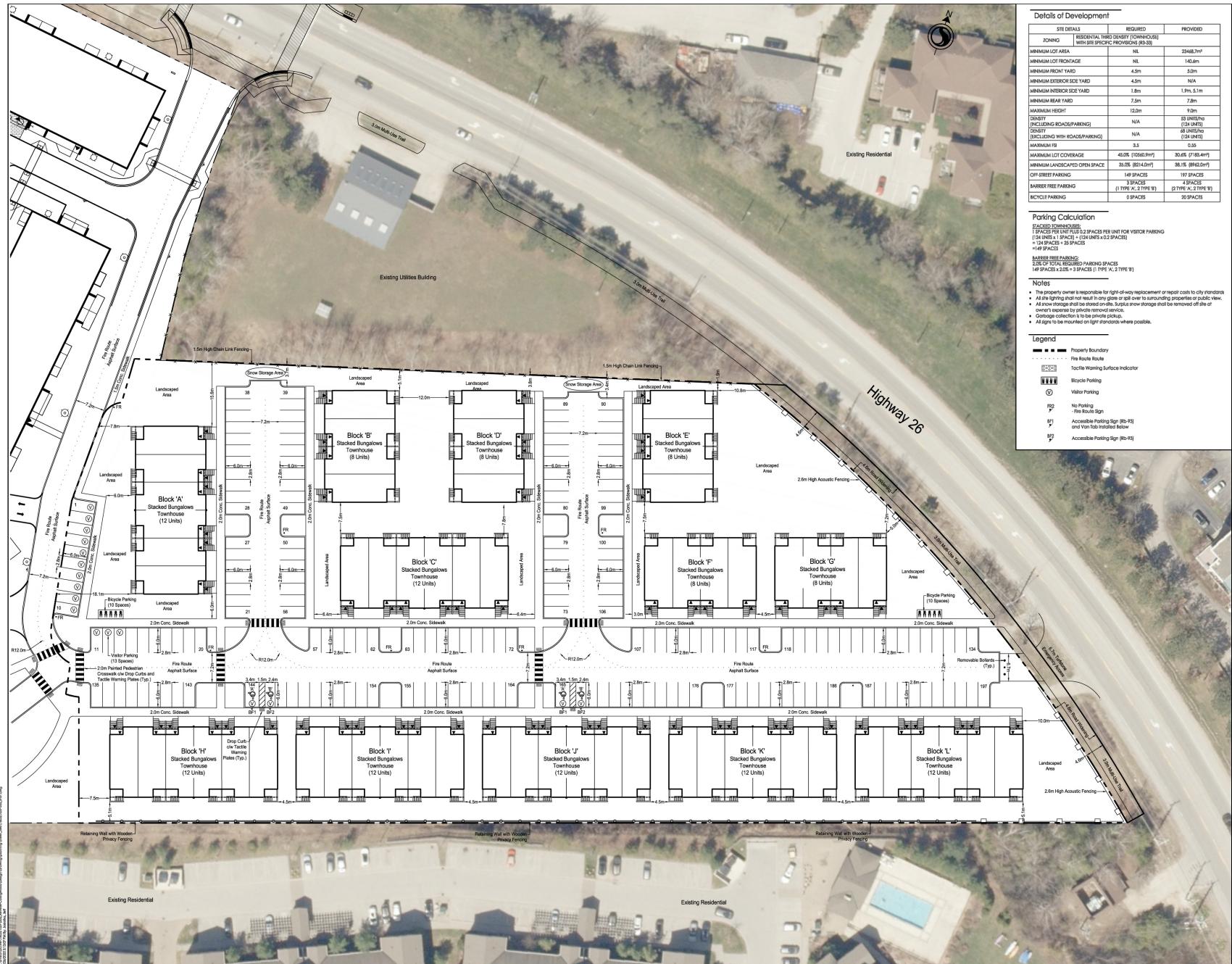
Land Use Planning & Project Management  
17 Brock Cres., Collingwood, ON L9Y 4A4  
O: 705.446.0530 / C: 705.606.7526

REFERENCE:  
Collingwood Zoning By-law 2010-040  
GIS Interactive Mapping (Map Excerpt)

Sep. 10, 2025

## APPENDIX 4

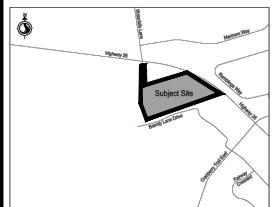
# PROPOSED SITE PLAN



Stantec Consulting Ltd.  
 100-300 Highway 26, 2nd Floor  
 Highway 26, Collingwood, ON  
 Tel: (519) 579-4410  
 www.stantec.com

Copyright Reserved  
 The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing  
 Any errors or omissions shall be reported to the owner, without delay.  
 The drawing is the property of the owner and is to be used only for the purpose of the project.  
 Reproduction or use for any purpose other than that outlined by Stantec is forbidden.

Key Map NTS.



**AMENDMENT No. \_\_\_\_\_**

**TO THE OFFICIAL PLAN OF THE  
TOWN OF COLLINGWOOD**

**11403 Highway 26, Town of Collingwood**

**PARTS LOT 47 & 48, CON 10, TOWN OF COLLINGWOOD**

**October 2025**

**(i) AMENDMENT NO. \_\_\_\_**  
**TO THE OFFICIAL PLAN OF THE**  
**TOWN OF COLLINGWOOD**

The attached explanatory text constituting Amendment No. \_\_\_\_ to the Official Plan of the Town of Collingwood was prepared for and recommended to the Council of the Corporation of the Town of Collingwood.

This Amendment to the Official Plan of the Town of Collingwood was adopted by the Council of the Corporation of the Town of Collingwood in accordance with Sections 17 and 31 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, by By-law No. 2025-\_\_\_\_\_  
\_\_\_\_\_, 2025.

---

Mayor

---

Clerk

(ii)

**THE CORPORATION OF THE TOWN OF COLLINGWOOD**

**BY-LAW NO. \_\_\_\_\_**

Being a By-law to adopt Amendment No. \_\_\_\_\_

to the Official Plan of the Town of Collingwood

**WHEREAS** the Council of the Corporation of the Town of Collingwood held a public meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 respecting the proposal to change the land use designation on the subject lands;

**AND WHEREAS** the Council has given serious consideration for the need to adopt an amendment to the Official Plan of the Town of Collingwood to amend these policies of the Town of Collingwood Official Plan;

**AND WHEREAS** the Council has determined that said land use designation is appropriate and desirable for the development of the subject lands;

The Council of the Corporation of the Town of Collingwood, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, hereby ENACTS as follows:

1. THAT Amendment No. \_\_\_\_\_ to the Official Plan of the Town of Collingwood, being the attached text and schedules, is hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the County of Simcoe for approval of the aforementioned Amendment No. \_\_\_\_\_ to the Official Plan of the Town of Collingwood.

**ENACTED** and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2025

---

Mayor

---

Clerk

**OFFICIAL PLAN AMENDMENT**  
**AMENDMENT NO. \_\_\_\_\_**  
**TO THE OFFICIAL PLAN OF THE**  
**TOWN OF COLLINGWOOD**

**PART 1 – THE PREAMBLE**

**1.1 TITLE**

This Amendment, when approved by the County of Simcoe, shall be known as Amendment No. \_\_\_\_\_ to the Official Plan of the Town of Collingwood.

**1.2 COMPONENTS**

This Amendment consists of the text and schedules as outlined below in Part 2 titled The Amendment, Subsection 2.2. The preamble does not constitute part of the actual Amendment but is included for convenient purposes.

**1.3 PURPOSE OF THE AMENDMENT**

The purpose of this Amendment to the Official Plan of the Town of Collingwood is to implement the proposed development referred to as 'Reverie'. The Amendment proposes to amend the maximum density of 40 units per hectare for Low-Rise buildings within the 'Existing Neighbourhood – Site Specific' designation, and by way of exception, that will permit 68 units per hectare for the proposed stacked townhouse buildings.

**1.4 LOCATION**

This Amendment applies to those lands municipally known:

11043 Highway 26, Town of Collingwood (Legally known as PART LOTS 47 & 48, CONCESSION 10; COLLINGWOOD)

## **1.5 BASIS OF THE AMENDMENT**

This Amendment has been submitted in order to facilitate the development of a residential development project and to permit residential stacked townhouse units that are 1 ½ stories in height.

## **PART 2 – THE AMENDMENT**

### **2.1 PREAMBLE**

The Amendment, consisting of the schedule referred in Subsection 2.2 below constitutes Amendment No. \_\_\_\_\_ to the Official Plan of the Town of Collingwood.

### **2.2 DETAILS OF THE ACTUAL AMENDMENT**

#### **PART A)**

That Schedule “A-1” titled Land Use Plan of the Official Plan of the Town of Collingwood is hereby amended, by re-designating the subject lands identified above from ‘Existing Neighbourhood’ and ‘Low-Density Residential’ to ‘Existing Neighbourhood and Low-Density Residential - Site Specific’; as shown more particularly on Schedule “1” affixed hereto.

Item 1 – Site Specific: To permit stacked townhouse dwellings with a density of 68 units per hectare.

### **2.3 IMPLEMENTATION**

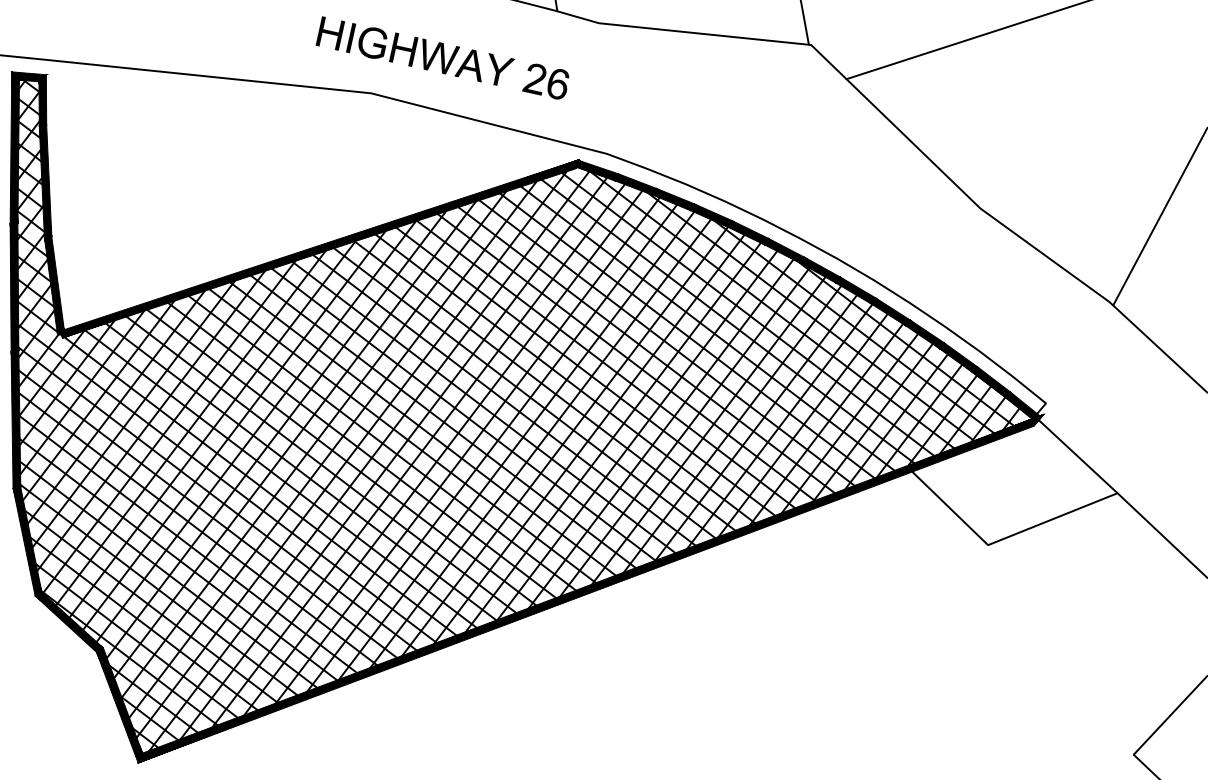
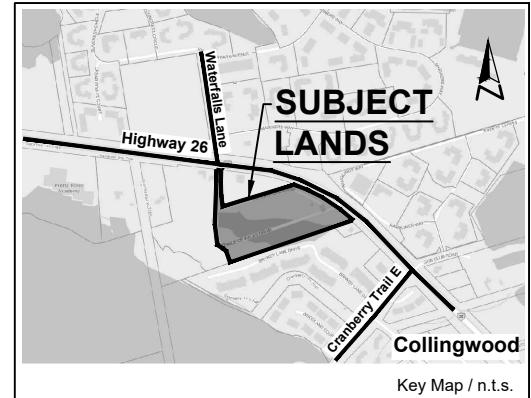
Amendment No.\_\_\_\_\_ to the Official Plan of the Town of Collingwood will be implemented by the Town of Collingwood Zoning By-law No. 2010-040 as amended.

### **2.4 INTERPRETATION**

The provisions of the Official Plan of the Town of Collingwood, as amended from time to time, regarding the interpretation of that Plan, shall apply in regard to this Amendment.

## Schedule '1'

11403 Highway 26  
Town of Collingwood  
County of Simcoe

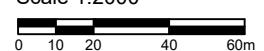


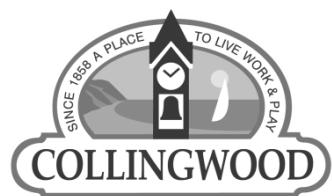
### LEGEND



LANDS TO BE REDESIGNATED FROM COMMUNITY AREA - EXISTING NEIGHBOURHOOD  
TO EXISTING NEIGHBOURHOOD EXCEPTION

Scale 1:2000

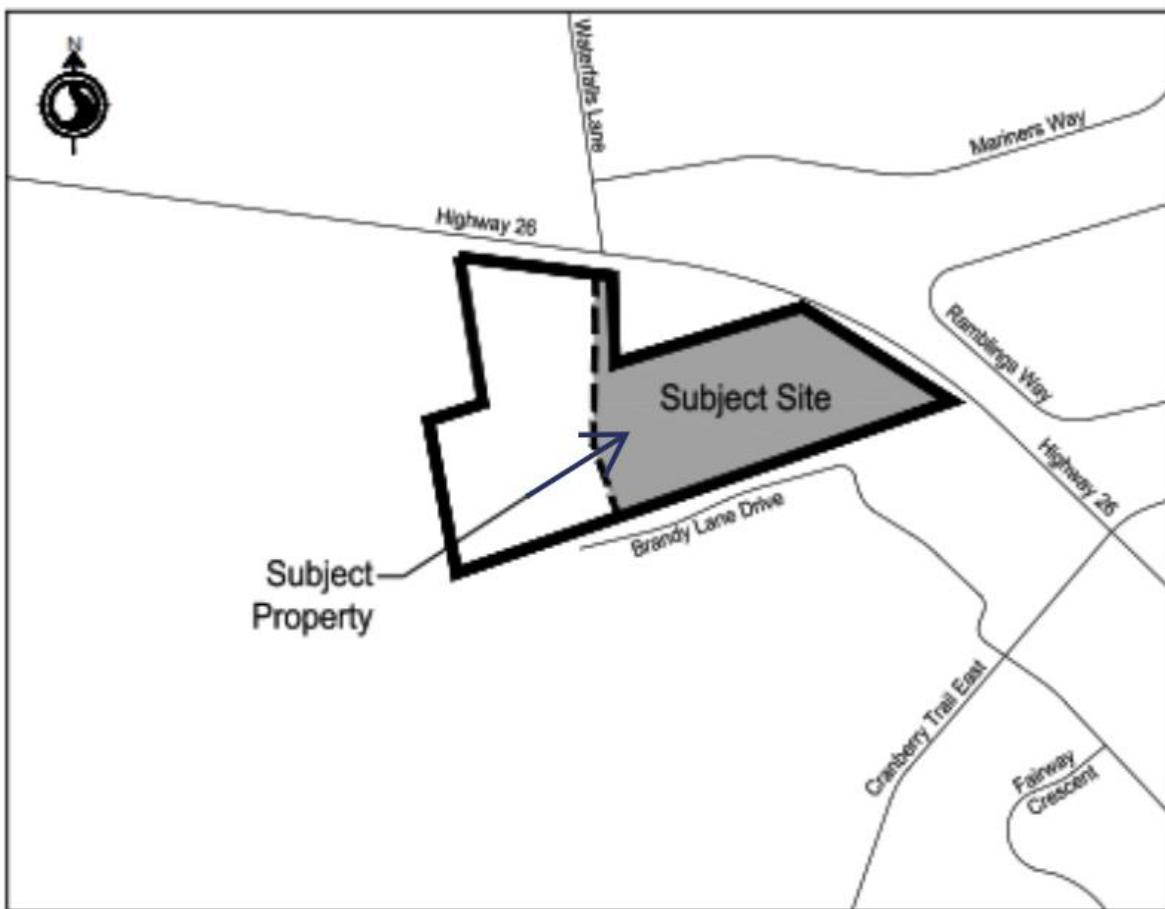




**EXPLANATORY NOTE  
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD  
BY-LAW No. 2025-0XX**

By-law No. 2025-0XX is a By-law under the provisions of Section 34 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 11403 Highway 26 from the Residential Third Density (R3-33) zone to Residential Third Density Exception XX (R3-XX) zone to permit a residential stacked townhouse development with site-specific parking requirements.



**BY-LAW No. 2025-0XX**

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 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 deems that adequate public notice of the public meeting was provided and adequate information regarding this Amendment was presented at the public meeting held month X, 2025, and that a further 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 Collingwood Zoning By-law No. 2010-040, as amended, is hereby further amended in accordance with Schedule "1" attached hereto by rezoning said lands from the RESIDENTIAL THIRD DENSITY EXCEPTION 33 (R3-33) ZONE to RESIDENTIAL THIRD DENSITY EXCEPTION XX (R3-XX) ZONE.
2. **THAT** Section 6.3 titled Residential Provisions of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by adding the zone classification of RESIDENTIAL THIRD DENSITY EXCEPTION XX (R3-XX) ZONE with the provisions as follows:

**RESIDENTIAL THIRD DENSITY EXCEPTION XX – R3-XX**

The following uses shall also be permitted:

- Stacked townhouse units

The following zoning exceptions shall apply:

Notwithstanding Provision 5.15.1, the stacked townhouse development shall require a minimum of 149 parking spaces (including 4 barrier free parking spaces).

3. **THAT** Collingwood 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.

**P2025-0XX Appendix “A”**

**4. 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, 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 xx<sup>st</sup> DAY OF xxx, 2025.**

---

MAYOR

---

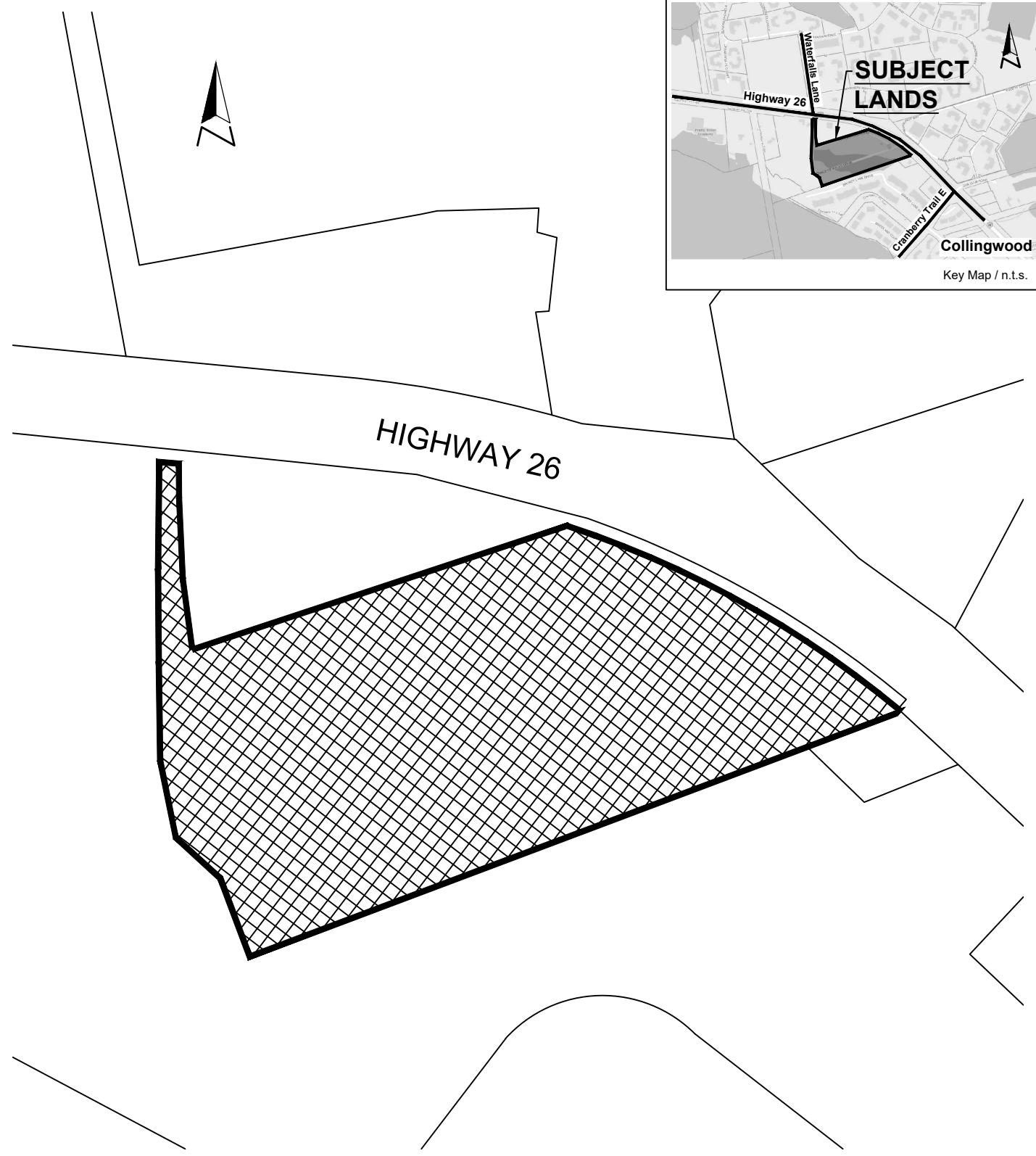
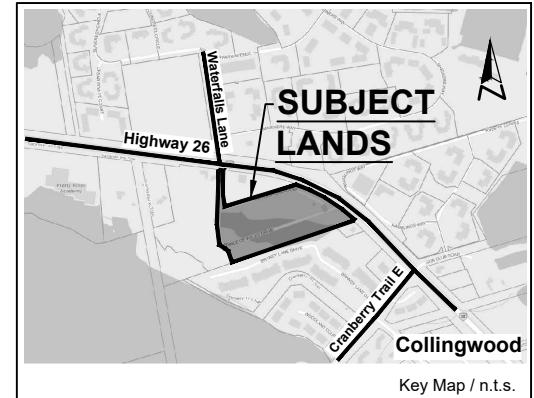
CLERK

**Schedule ‘1’ to By-law No. 2025-XX**

11403 Highway 26  
Town of Collingwood

## Schedule '2'

11403 Highway 26  
Town of Collingwood  
County of Simcoe



### LEGEND



LANDS TO BE REZONED FROM RESIDENTIAL THIRD DENSITY EXCEPTION 33 (R3-33)  
TO RESIDENTIAL THIRD DENSITY EXCEPTION XX (R3-XX)

Scale 1:2000

