



PLANNING JUSTIFICATION REPORT

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

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

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

TABLE OF CONTENTS

1.0 INTRODUCTION	3
1.1 SITE LOCATION AND SURROUNDING LAND USES	3
2.0 REQUIRED APPROVALS	3
3.0 PROPOSAL	4
3.1 PROPOSED OFFICIAL PLAN AMENDMENT	4
3.2 PROPOSED ZONING BY-LAW AMENDMENT	5
4.0 REVIEW OF APPLICABLE PLANNING POLICIES	5
4.1 PLANNING ACT	6
4.2 PROVINCIAL PLANNING STATEMENT	6
4.3 COUNTY OF SIMCOE OFFICIAL PLAN	7
4.4 TOWN OF COLLINGWOOD OFFICIAL PLAN	9
4.4.1 OVERVIEW	9
4.4.2 COMMUNITY PRIORITIES	10
4.4.3 HOUSING AND INTENSIFICATION	11
4.4.3 COMPATIBLE DEVELOPMENT	12
4.4.4 LAND USE DESIGNATION (EXISTING NEIGHBOURHOOD)	13
4.5 COLLINGWOOD ZONING BY-LAW 2010-040	19
5.0 SUPPORTING STUDIES	22
5.1 FUNCTIONAL SERVICING & STORMWATER MANAGEMENT REPORT	22
5.2 TRAFFIC OPINION LETTER	23
5.3 PARKING JUSTIFICATION STUDY	23
5.5 URBAN DESIGN BRIEF	24
6.0 SUMMARY/CONCLUSION	24

APPENDICES

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

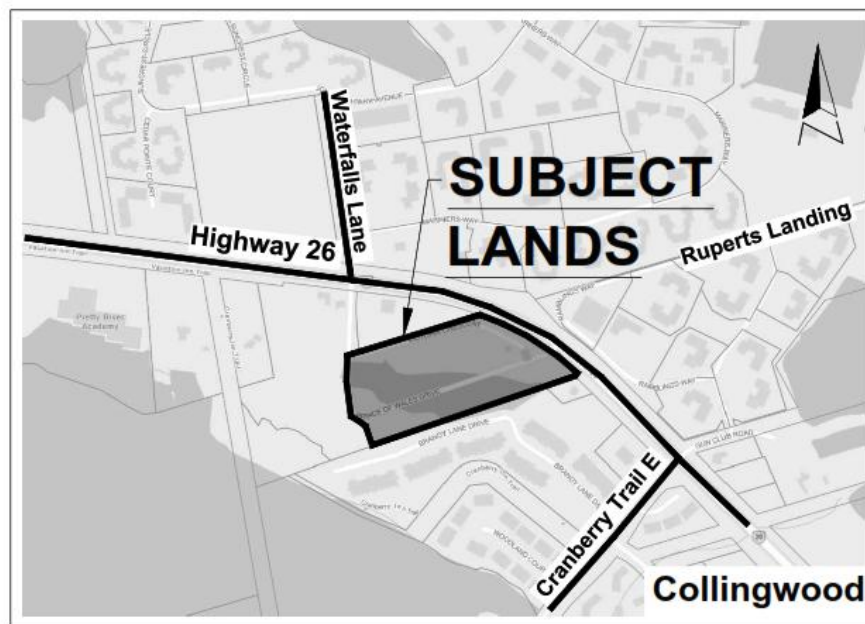


Figure 1: Location Map

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 applied to this property permit 60 townhouses, which were also 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 a parking supply of 1.4 spaces per dwelling unit which includes 149 vehicle parking spaces including 25 visitor parking spaces and an additional of four (4) barrier-free spaces. The site plan does propose 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 townhouse dwellings 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 townhouse dwellings with a density of 57 units per net hectare 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
 - to support a site-specific provision for parking on the site
 - To establish a maximum height for the stacked Town house dwellings'
 - To recognize a minimum interior side yard setback

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, the subject lands are located within a settlement area. The

PPS outlines that Settlement Areas will be the focus of growth and development. General intensification and redevelopment should be supported to advance the achievement of complete communities. Planning authorities should plan for a range and mix of housing options in Settlement Areas.

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, a 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.

Section 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.

Section 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 an 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

4.4.1 OVERVIEW

This section will evaluate the proposed development in the context of the Town of Collingwood Official Plan (2024).

The subject lands are designated “Residential Community Areas” on Schedule ‘1’ – Growth Management Plan and “Existing Neighbourhood” on Schedule ‘2’ – Land Use Plan. The Existing Neighbourhood designation permits a range of low-rise residential uses and supports the development of neighbourhoods through sensitive and compatible intensification.

The proposed development consists of 124 stacked townhouse dwelling units in a low-rise built form. To facilitate the development, the following planning approvals are required:

- An Official Plan Amendment to:
 - permit an increase in the maximum permitted density from 40 units per net hectare to 57 units per net hectare; and
- A Zoning By-law Amendment to:
 - Permit stacked townhouse dwellings within the Residential Third Density (R3) Zone;
 - Establish a site-specific parking supply of 1.4 spaces per unit (1.2 spaces per unit and 0.2 visitor spaces per unit);
 - Establish a maximum height for the stacked townhouse dwelling to 13.5m;
 - Recognize an interior side yard setback of 2.0 m on the north property line.

This section of the report demonstrates that the proposed amendments conform to the policy framework of the Official Plan (2024), including the Town’s vision, community priorities, and policies related to housing, intensification, and compatibility.

The proposed Official Plan Amendment and Zoning By-law Amendment do not introduce a new planning direction, but rather defines the permissions considered by the Official Plan, having regard for the specific characteristics of the subject lands.

4.4.2 COMMUNITY PRIORITIES

Within the Official Plan, **Section 2.2** outlines 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 2.2 a) outlines the community priorities for Land Use planning

- **Provide a Full Range and Mix of Land Uses** - *The Town will be welcoming and inclusive, providing a full range of residential, ..., and parks and trails that will be accessible to everyone. New development will demonstrate high quality urban design that contributes to the recognition of Collingwood as a beautiful Town.*

The subject lands are designated for residential development and are within an area that is residential with trails and active transportation options.

- **Provide a Full Range of Housing Options** - *The Town will plan to provide housing options that meet the social, health, economic and well-being requirements of current and future residents. 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.*

The proposal is to provide smaller bungalow stacked townhouse on the subject lands which supports a unit type that is more affordable.

- **Promote Compact Development and Intensification** - *New development will support the ongoing evolution of the Town's urban structure of diverse mixed-use Centres and corridors. Intensification will be compatible with existing development patterns, while supporting an evolution to a more compact, walkable, and transit- supportive urban*

structure. New development will be efficient and will be provided with municipal infrastructure systems and community services in a cost-effective and fiscally responsible manner.

This development is providing smaller more affordable unit that fits with the residential developments in the area – that include townhouses and apartments. The stacked townhouse is compatible with the surrounding lands uses

- **Be a Healthy Community** - *The Town will be a healthy community that is accessible, connected, and inclusive with a diversity of transportation options and a range of housing options. Amenities and services, including public open space, will be close to where people live and will be connected through a comprehensive active transportation system.*

The site location is in close proximity to shopping and will allow residents to connect to various transportation options including public transit and active transportation options such as Collingwood trail system easily.

- **Plan for and Develop an Active Transportation Network** - *Active transportation planning will be integrated with land use planning to ensure development supports an enhanced level of active transportation modes over time, including walking and cycling. Pedestrian-first community design and enhanced and connected trail networks and cycling facilities will provide mobility options and enhanced connectivity across the Town making active transportation an attractive and practical travel option for everyone.*

The subject lands are ideally located for active transportation options.

The proposed Official Plan Amendment and Zoning By-law Amendment supports the community priorities policies within the Official Plan by supporting a range and mix of housing options, promoting compact and efficient development, and contributing to a healthy and connected community. Accordingly, the proposal and zoning requests conforms to the intent of the Official Plan.

4.4.3 HOUSING AND INTENSIFICATION

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)

These policies note that a diverse of range of housing types is needed to contribute to a complete community. The proposed Zoning By-Law Amendment to permit a stacked townhouse dwellings will support Collingwood achieving a diverse range of housing options. They also direct compact development and intensification that is compatible with the area, the immediate area is residential development including apartments and townhouses immediately adjacent to the subject lands. The parking is further supported to allow for a more compact, efficient site layout while still maintaining a functional parking supply.

The proposed Zoning By-law Amendment implements the housing and intensification objectives of the Official Plan by: expanding the range and mix of housing options through the introduction of stacked townhouse dwellings; supporting compact and efficient development within the Settlement Area; and facilitating a site design that optimizes land use while maintaining functionality.

4.4.3 COMPATIBLE DEVELOPMENT

Section 3.5d) Compatible development is to ensure that development is compatible with the surrounding built form and landscape context, as well as providing for an appropriate transition to any surrounding sensitive lands uses. The concept and definition of compatible development is intended to ensure that all new development within the Town is appropriately integrated into the existing built form and landscape and enhances the image, liveability and character of the entire Town.

The proposed stacked townhouse dwelling development has been designed to achieve a high-quality built form through appropriate building massing, architectural articulation, and coordinated site design. The low-rise form ensures compatibility with the surrounding neighbourhood while providing a cohesive and visually appealing development.

Section 3.5e) Development shall contribute to functional and well-designed residential environments.

The proposed development provides a functional site layout that integrates buildings, parking, landscaping, and pedestrian connections. Parking is internal to the site and does not dominate the streetscape, contributing to an organized and efficient development pattern.

Section 3.5f) Compatible development shall be considered in the evaluation of all developments throughout the Town. Development shall be compatible with and integrated into the surrounding context.

The proposed development is compatible with the surrounding area, which contains a mix of residential built forms small-scale and mid-scale. The scale, massing, and design of the proposed buildings are appropriate and maintain the character of the Existing Neighbourhood designation.

Section 3.5g) To ensure compatible development, all development applications shall be consistent with the Town's Urban Design Manual and be attractive and liveable residential environments.

The development incorporates landscaping, architectural detailing, and site design features that contribute to an attractive and liveable environment. The proximity to trails, commercial uses, and community amenities further enhances the development.

The proposed development will provide a high-quality built form and a residential development that is compatible with the surrounding uses, in close proximity to community resources (trails, transportation, commercial uses), and provide a more affordable unit type for the town.

4.4.4 LAND USE DESIGNATION (EXISTING NEIGHBOURHOOD)

The subject lands are designated Existing Neighbourhoods in the Official Plan. Permitted uses within this designation include: attractive neighbourhoods which will provide for a variety of residential forms **(S5.2.1.1a)** including residential units in low-rise and mid-rise buildings **(S5.2.1.1b)** 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. **(S5.2.1.1b)**

Permitted built form and uses include low-rise and mid-range buildings **(5.2.1.2a)**

Section 5.2.1.3 speaks to General Development Policies related to Intensification within the Existing Neighbourhood Designation.

Section 5.2.1.3 c) notes “that 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.”

The proposed development introduces a form of residential intensification that is compatible with the surrounding area, which includes a mix of townhouse and apartment building. The proposed stacked townhouse dwellings represent an appropriate transition in scale and density, maintaining compatibility with adjacent uses while contributing to the planned evolution of the neighbourhood.

The Urban Design Brief speaks to building placement, architectural articulation, streetscape design and appropriate landscaping.

Section 5.2.1.3 d) notes that “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 surrounding area is characterized by a mix of built forms, including two-storey townhouse dwellings and mid-rise apartment buildings. The proposed stacked townhouse development, with a maximum height of 13.5 metres, fits within this established range of building heights. The built form provides an appropriate transition between existing low-rise and mid-rise forms.

The proposed development has been designed generally in accordance with the performance standards of the Residential Third Density (R3) Zone. Site-specific amendments are requested to permit stacked townhouse dwellings, recognize a modified parking rate, permit a maximum building height of 13.5 metres, and facilitate a reduced interior side yard setback. All other zoning provisions can be met.

The proposed unit type for the property is stacked townhouse dwellings. **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 buildings are Low-Rise Residential Buildings and shall

have a minimum density of 10 units per net 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 net hectare and will require an Official Plan Amendment to permit the increased density proposed which is 57 units per net 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. A variety of housing types are needed to meet the needs of a diverse population. **(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. The parking area will be accommodated along both sides of the private road. 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;

Buildings are sited to establish a consistent edge along internal roadways, creating a defined streetscape condition consistent with the Town's urban design objectives.

- 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. Consistent with the Urban Design Brief, the site design prioritizes a clear and legible relationship between buildings, pedestrian routes, and the internal street network, including direct sidewalk connections to unit entrances and shared amenity areas.

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

As outlined in the Urban Design Brief, the development establishes a coordinated and legible built form with careful attention to massing, orientation, and façade composition. In this regard, end and corner units are not treated as secondary elevations but are designed with equivalent architectural detailing, including material continuity, window placement, façade projections, and defined rooflines. End and corner units maintain the same level of architectural detail and articulation as the primary front elevation, contributing to a high-quality and visually cohesive built form.

- 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 Urban Design Brief notes that the site design integrates landscaped open spaces and establishes a strong relationship between built form and pedestrian circulation through internal sidewalks and connections.

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

The development incorporates a coordinated approach to built form and landscape design, integrating landscaped open spaces and pedestrian connections throughout the site. In this regard, landscape elements are not treated independently but are designed to reinforce the overall architectural expression and site organization. The landscape plan will incorporate a mix of plant materials, including deciduous and coniferous species, ornamental grasses, and structured planting beds, to ensure visual interest and definition throughout all seasons. The inclusion of year-round vegetation, combined with high-quality hardscape elements where appropriate, will contribute to a continuous and attractive streetscape condition regardless of season.

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.

The proposed development will introduce a new residential housing and density that are compatible with, and complementary to, the existing residential neighbourhoods located around the subject lands.

- 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 and smaller neighbourhood park with a play structure is within the proposed development area.

Cultural Heritage

f) The Town shall conserve and enhance, where possible and appropriate, the historic architectural character found within the Existing Neighbourhoods Designation, particularly focusing on the pedestrian scale and design of the buildings and streetscapes, and the arrangement of windows and treatments on the building facades. Existing listed and designated cultural heritage resources within the Existing Neighbourhoods Designation are identified in Appendix I and are subject to the Cultural Heritage policies of this Plan. Heritage-related design policies for new development within the Existing Neighbourhoods Designation include:

i. New buildings shall relate to the traditional building stock, either through a traditional style that reflects the character of the area, or a more contemporary style that sets them apart from and highlights heritage buildings through a defined contrast and juxtaposition. Designs shall provide a clear distinction between 'new' and 'old'; and

ii. Façade designs shall reference the articulation of neighbouring historic buildings, with respect to vertical and horizontal elements, including the rhythm and proportion of its main architectural elements.

The building facades incorporate a palette of local materials, such as brick in brown and off-white tones, horizontal wooden cladding, charcoal metal details and large glass windows. Two coordinated colour schemes will be applied across the stacked townhouse dwellings to introduce a variation while maintaining a consistent architectural design.

Section 7.1.2.3 Outlines Amendments to the Official Plan - An applicant of an Amendment to this Plan shall be required to submit a planning justification report to demonstrate the rationale for such an Amendment, and shall be required to evaluate and address such matters, including but not limited to:

- i. Conformity/consistency with relevant Provincial and County policies and plans as applicable; outlined in section*
- ii. Conformity to the vision, community priorities and policies of this Plan, and other Town adopted By-laws, plans, and guidelines;*
- iii. The need for the proposed Amendment;*
- iv. Suitability of the lands for the proposal;*
- v. Land use compatibility with the existing and future uses and built forms on surrounding lands; and*

The proposed development provides a stacked townhouse dwelling 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 dwelling 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 townhouse dwellings) 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 also 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 townhouse dwellings as a permitted use

2) Section 6.3.1.2 Residential Third Density – interior side yard setback

- minimum interior side yard of 2.0 m

3) Section 6.4.4 Height for Group or Cluster Dwellings maximum height

- Permit stacked townhouse dwellings with a maximum height of 13.5 m

4) Section 15 Parking Space Requirements - Table 5.15.1.1 Required Parking Spaces

- 1.4 parking spaces per unit (1.2 residential spaces per unit and 0.2 visitor spaces per unit).

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

Permitted uses within the Residential Third Density(R3) zone include a range of Residential forms including: Apartment, Group or Cluster, Single-Detached, Semi-Detached, Townhouse, Senior Citizen Housing, Retirement Home, Boarding Home, Nursing Facility, Community Garden. Stacked townhouse dwellings are a permitted use within the approved 2024 Official Plan (Section 5.2.1.2 Permitted Built Form/Use). It is anticipated that stacked townhouse dwellings will be a permitted dwelling type in the next version of the Zoning By-law.

The proposed development represents an appropriate built form that is consistent with and implements the Official Plan. The proposed residential use, stacked townhouse dwelling is intended to be added to the zoning by-law update. The proposal is consistent with the applicable Official Plan policies and represents good planning in advance of the zoning update.

2) Section 6.3.1.2 Residential Third Density – interior side yard setback

The subject lands abut a municipal parcel to the north that accommodates a pumping station. This parcel is not used for residential or other sensitive land uses

and does not require the same separation between residential uses. The proposed reduction in the interior side yard setback will not result in adverse impacts related to privacy, overlook, or amenity.

The proposed reduced setback of 2.0 metres would allow for sufficient space for building maintenance, drainage and grading, and emergency access. The reduced setback represents an appropriate setback based on the use of the adjacent lands.

3) Section 6.4.4 Height for Group or Cluster Dwellings maximum height

The subject lands are located within an established residential area by a range of built forms and building heights. The surrounding area includes apartment building as well as townhouse dwellings, reflecting a planned and existing pattern of low- to mid-rise residential development.

The proposal maintains compatibility with the surrounding neighbourhood, contributes to a range of housing forms, and supports the efficient use of land within a serviced settlement area. The proposed height is appropriate for the site and represents good planning.

4) Section 5.15.1.1 Required Parking Spaces

The zoning by-law outlines the specific number of parking spaces that are required for different residential unit types; however, stacked townhouse dwelling is 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 1.4 spaces per stacked townhouse dwelling, resulting in a parking supply of 174 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. The proposed parking supply is therefore sufficient to accommodate both resident and visitor demand without resulting in spillover impacts on the surrounding area.

The proposed Zoning By-law Amendments represents the appropriate implementation of the Town of Collingwood Official Plan (2024), translating its policy direction into site-specific permissions and development standards.

As outlined in Section 4.0 of this report, the proposed amendments:

- Support a range and mix of housing options;
- Promote compact and efficient development; and
- Contribute to the development of a complete and healthy community

The proposed Zoning By-law Amendment is appropriate, aligns with the Official Plan, represents good planning, and is in the public interest.

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 proposed development can be supported from a parking perspective, with a rate of 1.2 residential spaces and 0.2 visitor spaces per stacked townhouse dwelling.
- The site proposes parking at a rate of 1.4 spaces per stacked townhouse dwelling resulting in a parking supply of 174 parking spaces, 25 of which are designated visitor spaces. The Site Plan proposes 197 parking spaces, exceeding the rate justified in this study.

5.5 URBAN DESIGN BRIEF

MHBC has prepared an Urban Design Brief in support an Official Plan Amendment, Zoning By-law Amendment and, Site Plan Amendment Applications. The Urban Design Brief outlines how the proposed development has met the design vision as out by the Town of Collingwood Urban Design Manual.

Overall, the proposal contributes to the development of a complete, connected and liveable community within the Town of Collingwood.

6.0 SUMMARY/CONCLUSION

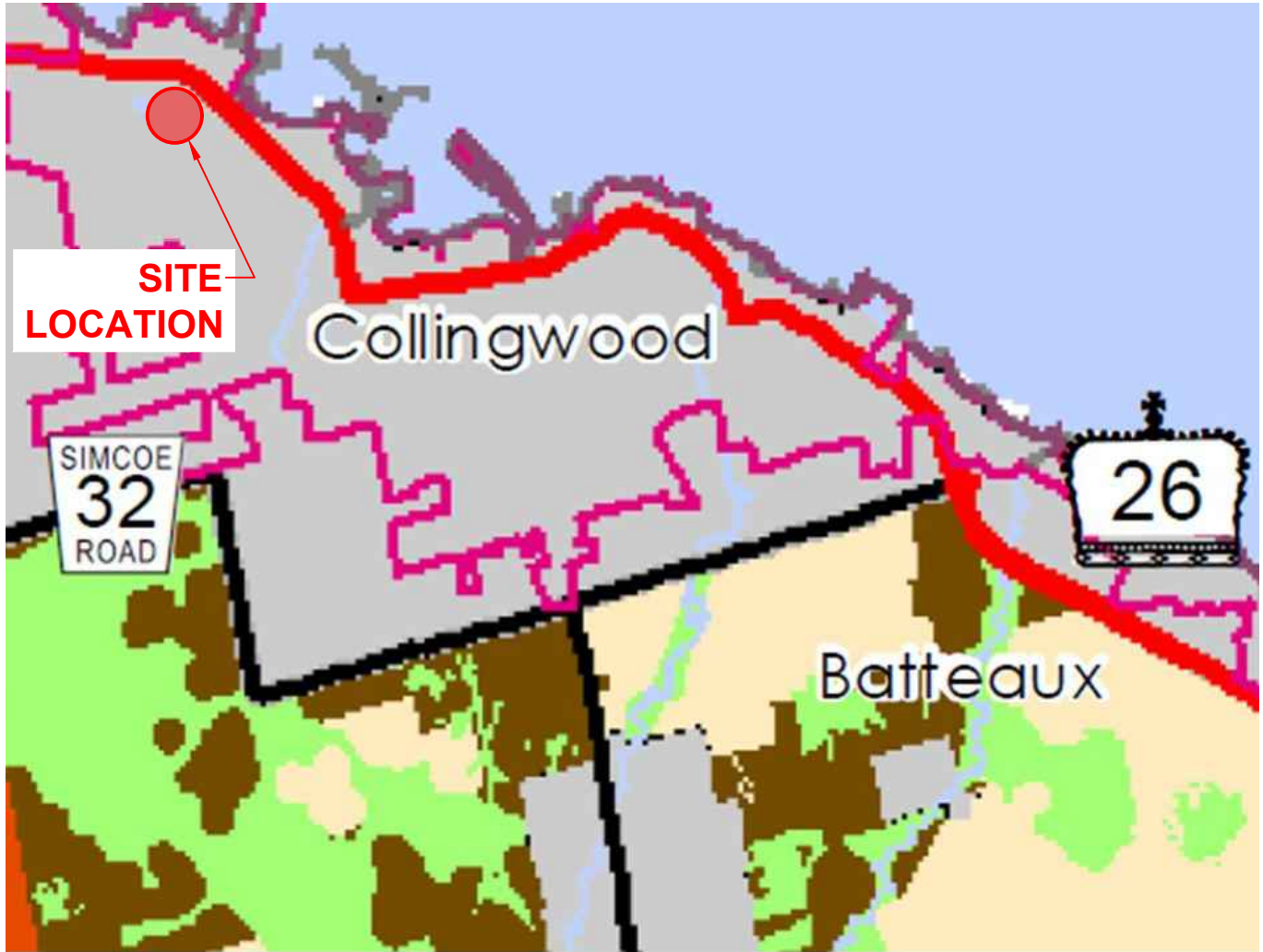
The subject proposal seeks an Official Plan Amendment, Zoning By-Law Amendment, and Site Plan Amendment approval to support a 124-unit stacked townhouse development. In addition to this Planning Justification Report, this application is supported by information provided by C.F. Crozier & Associates related 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 addresses the key areas of public interest as expressed in various adopted and approved planning policies.

Krystin Rennie

Krystin Rennie, MAES, MCIP, RPP
Georgian Planning Solutions



Scale: N.T.S.

APPENDIX 1

SIMCOE COUNTY OFFICIAL PLAN
11403 HIGHWAY 26
COLLINGWOOD
COUNTY OF SIMCOE

REFERENCE:
Schedule 5.1 To the County of Simcoe Official Plan
Land Use Designations (Feb. 2023) (*Map Excerpt*)

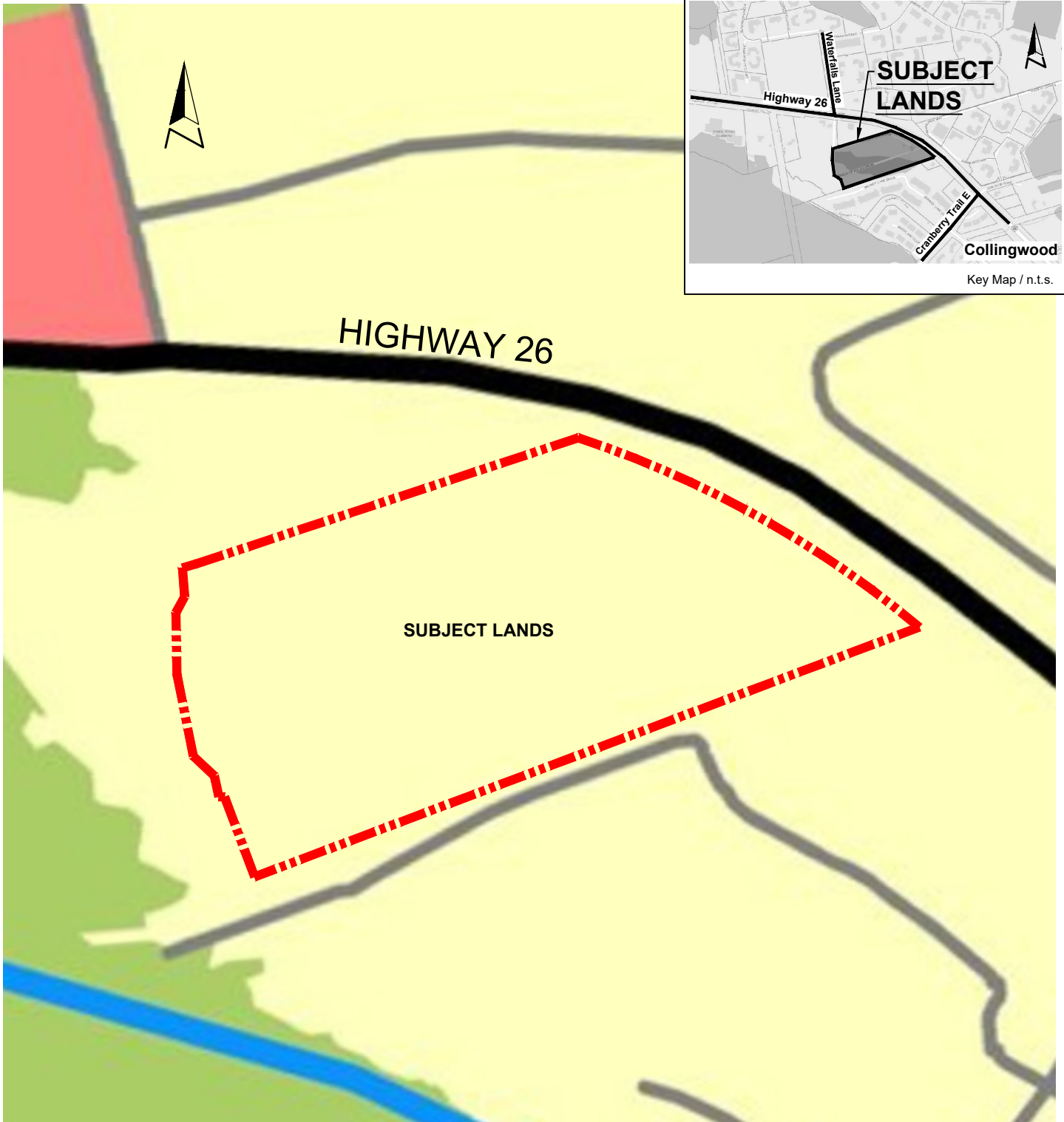
LEGEND

 APPROX. SITE LOCATION
 SETTLEMENTS DESIGNATION

GEORGIAN **PLANNING**
SOLUTIONS

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

Nov. 27, 2025



APPENDIX 2.1

TOWN OF COLLINGWOOD
OFFICIAL PLAN 2024
Schedule '1'
Growth Management Plan

11403 HIGHWAY 26
COLLINGWOOD
COUNTY OF SIMCOE

REFERENCE:

Official Plan of the Town of Collingwood
Schedule '1' - Growth Management Plan (*Map Excerpt*)

LEGEND

-  SUBJECT LANDS BOUNDARY
-  RESIDENTIAL COMMUNITY AREA

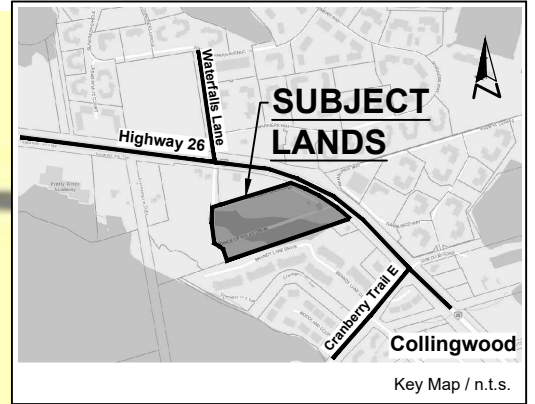
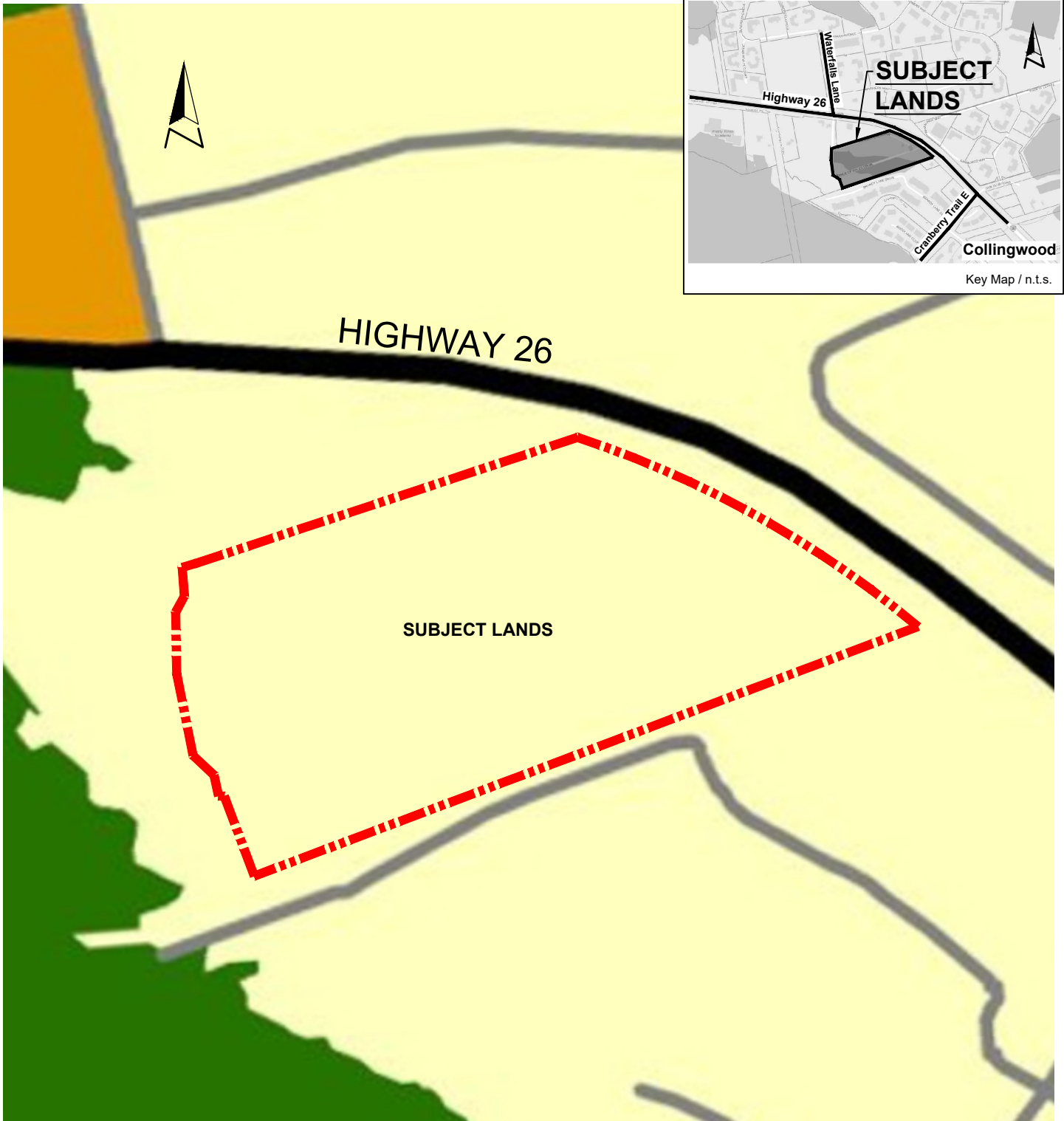
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**GEORGIAN PLANNING
SOLUTIONS**

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

Nov. 27, 2025



APPENDIX 2.2

TOWN OF COLLINGWOOD
OFFICIAL PLAN 2024
Schedule '2'
Land Use Plan

11403 HIGHWAY 26
COLLINGWOOD
COUNTY OF SIMCOE

REFERENCE:

Official Plan of the Town of Collingwood
Schedule '2' - Land Use Plan (*Map Excerpt*)

LEGEND

-  SUBJECT LANDS BOUNDARY
-  COMMUNITY AREA
EXISTING NEIGHBOURHOOD

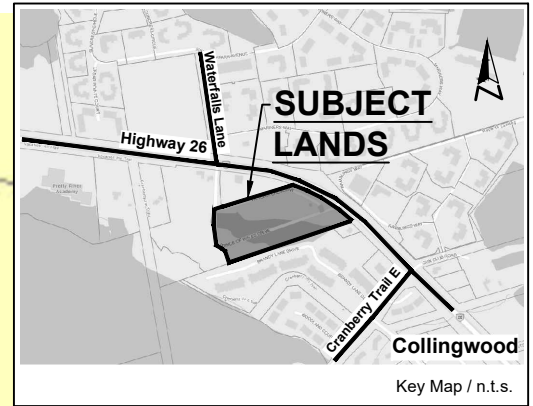
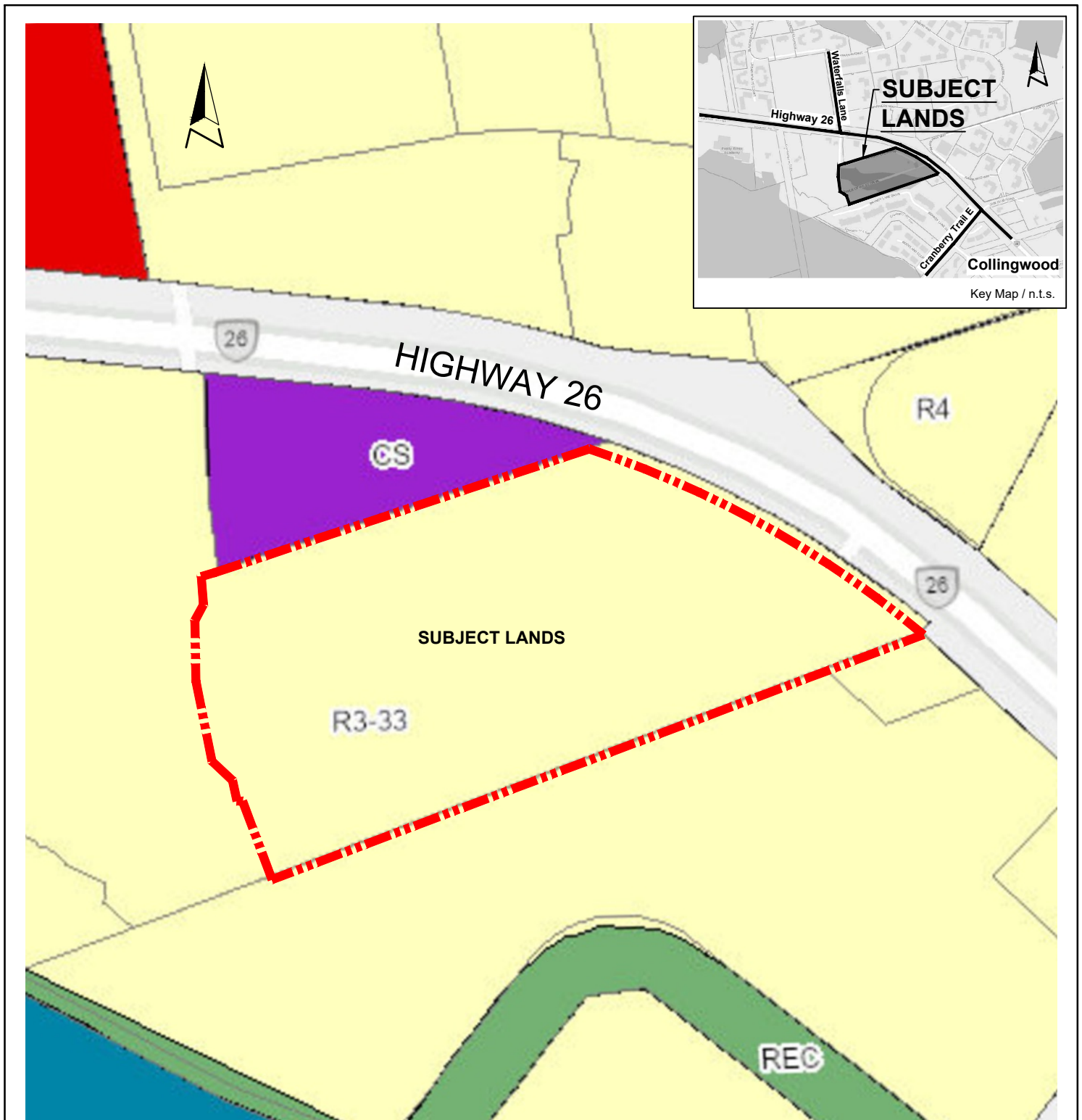
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**GEORGIAN PLANNING
SOLUTIONS**

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

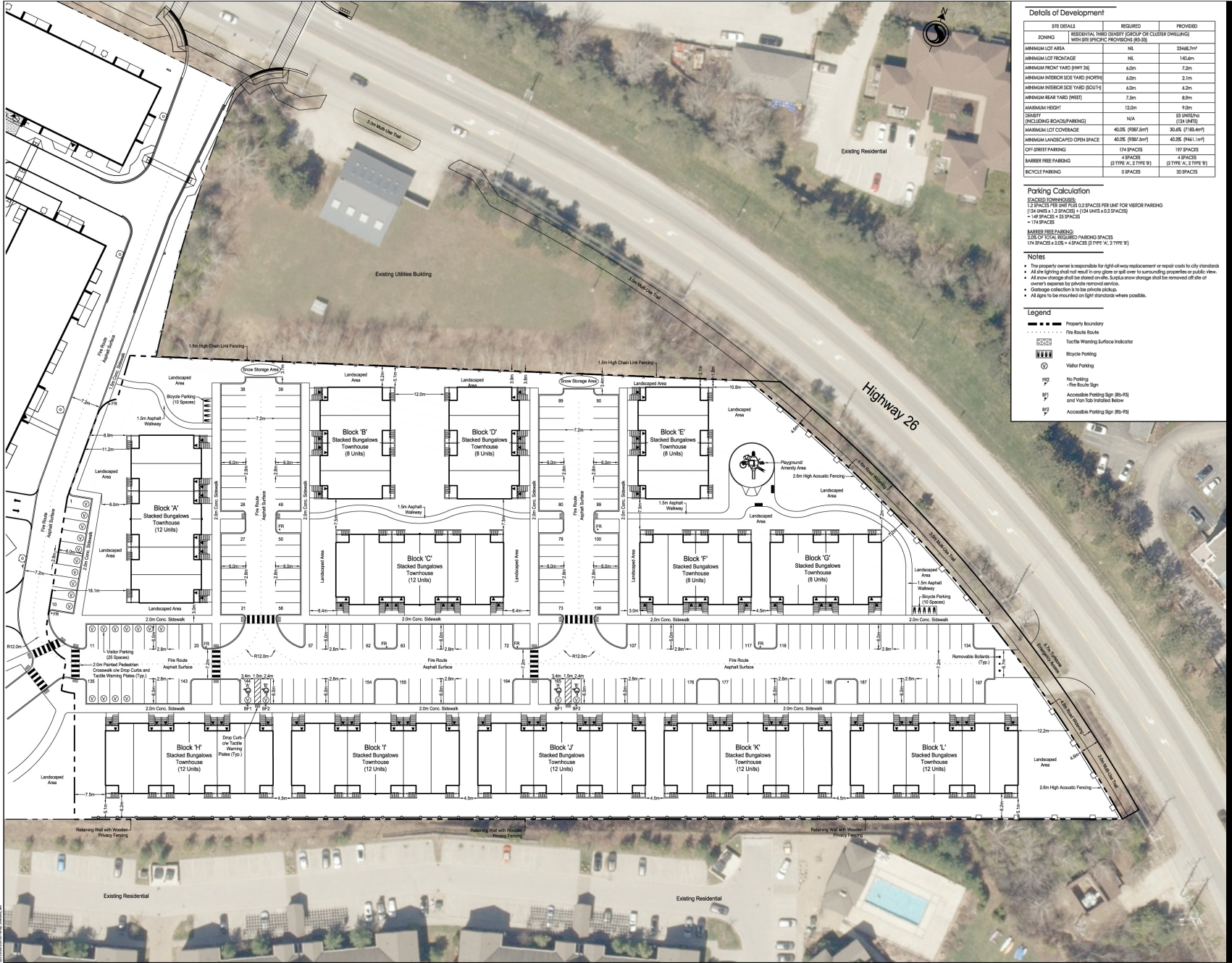
Nov. 27, 2025



APPENDIX 3 TOWN OF COLLINGWOOD ZONING BY-LAW 2010-040 11403 HIGHWAY 26 COLLINGWOOD COUNTY OF SIMCOE <u>REFERENCE:</u> Collingwood Zoning By-law 2010-040 GIS Interactive Mapping (<i>Map Excerpt</i>)	<u>LEGEND</u>  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 Nov. 27, 2025
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APPENDIX 4

PROPOSED SITE PLAN



Details of Development		
SITE DETAILS	REQUIRED	PROVIDED
ZONING RESIDENTIAL THREE DENSITY (GROUP OR CLUSTER DWELLING) WITH SITE SPECIFIC PROVISIONS (R-3S)		
MINIMUM LOT AREA	N/A	2348.7sqft
MINIMUM LOT FRONTAGE	N/A	145.4m
MINIMUM FRONT YARD (FRY) SET	6.0m	7.2m
MINIMUM INTERIOR SIDE YARD (INTSY) SET	6.0m	2.1m
MINIMUM INTERIOR SIDE YARD (INTSY) SET	6.0m	4.2m
MINIMUM REAR YARD (RTY) SET	7.2m	8.9m
MINIMUM HEIGHT	12.0m	9.0m
SETBACK (INCLUDING ROAD/PARKING)	N/A	33 (10.0m) (23.4m)
MINIMUM LOT COVERAGE	40.0% (P80/5m)	30.4% (71.85/4m)
MINIMUM LANDSCAPED OPEN SPACE	40.0% (P80/5m)	40.3% (94.1/1m)
OFF-STREET PARKING	174 SPACES	197 SPACES
BARBER TREE PARKING	2 SPACES	2 SPACES
BICYCLE PARKING	2 SPACES	20 SPACES

Parking Calculation

PLACED TOWNHOUSES
12 SPACES PER UNIT PLUS 0.2 SPACES PER UNIT FOR VISITOR PARKING
124 UNITS x 1.2 SPACES = 148.8 SPACES
+ 14 SPACES
= 162.8 SPACES

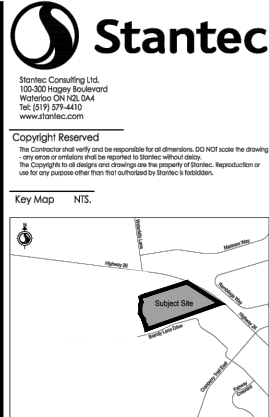
BARBER TREE PARKING
12% OF TOTAL REQUIRED PARKING SPACES
174 SPACES x 0.12 = 20.88 SPACES
174 SPACES x 0.12 = 20.88 SPACES

Notes

- The property owner is responsible for right-of-way replacement or repair costs to city standards
- All site lighting shall not result in any glare or spill over to surrounding properties or public view
- All snow storage shall be stored on-site. Surplus snow storage shall be removed off site or owner's expense for private removal services
- Garbage collection is to be private pickup
- All signs to be mounted on light standards where possible

Legend

- Property boundary
- Fire Route
- Traffic Warning Surface Indicator
- Bicycle Parking
- Visitor Parking
- No Parking (No Road Sign)
- Accessible Parking Sign (R-40) and Van Sign Installed Before
- Accessible Parking Sign (R-40)



REVISION FOR BMA AND OFPA	JJ	EX	2024.03.31
1 REVISION AS PER TOWN COMMENTS	JJ	EX	2024.03.31
REVISION FOR BMA AND OFPA	JJ	EX	2024.03.31
Revision	By	Appr	YYYY-MM-DD
Rev Home: 160321029-555, R-1P	JJ	EX	2024.03.31
Dwn:	Dign:	Chnl:	YYYY-MM-DD

Client/Project
REID'S HERITAGE HOMES

REVERIE
11403 HIGHWAY 26
COLLINGWOOD, ON

Title
SITE PLAN

Project No.
160321029-555

Scale
1:400

Revision Sheet
1 of 2

Drawing No.
SP-1

Apr. 13, 2026

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**

April 2026

(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. 2026-_____ passed on the _____, 2026.

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 _____, 2026 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 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 net hectare and will require an Official Plan Amendment to permit the increased density proposed which is 57 units per net hectare, and providing 124 stacked townhouse dwellings.

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 dwellings .

PART 2 – THE AMENDMENT

2.1 PREAMBLE

The Amendment, consisting of the text and 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 ‘2’ Land Use Plan’ 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.

Area Specific Amendment No XX: that permits stacked townhouse dwellings with a density of 57 units per net hectare.

2.3. IMPLEMENTATION

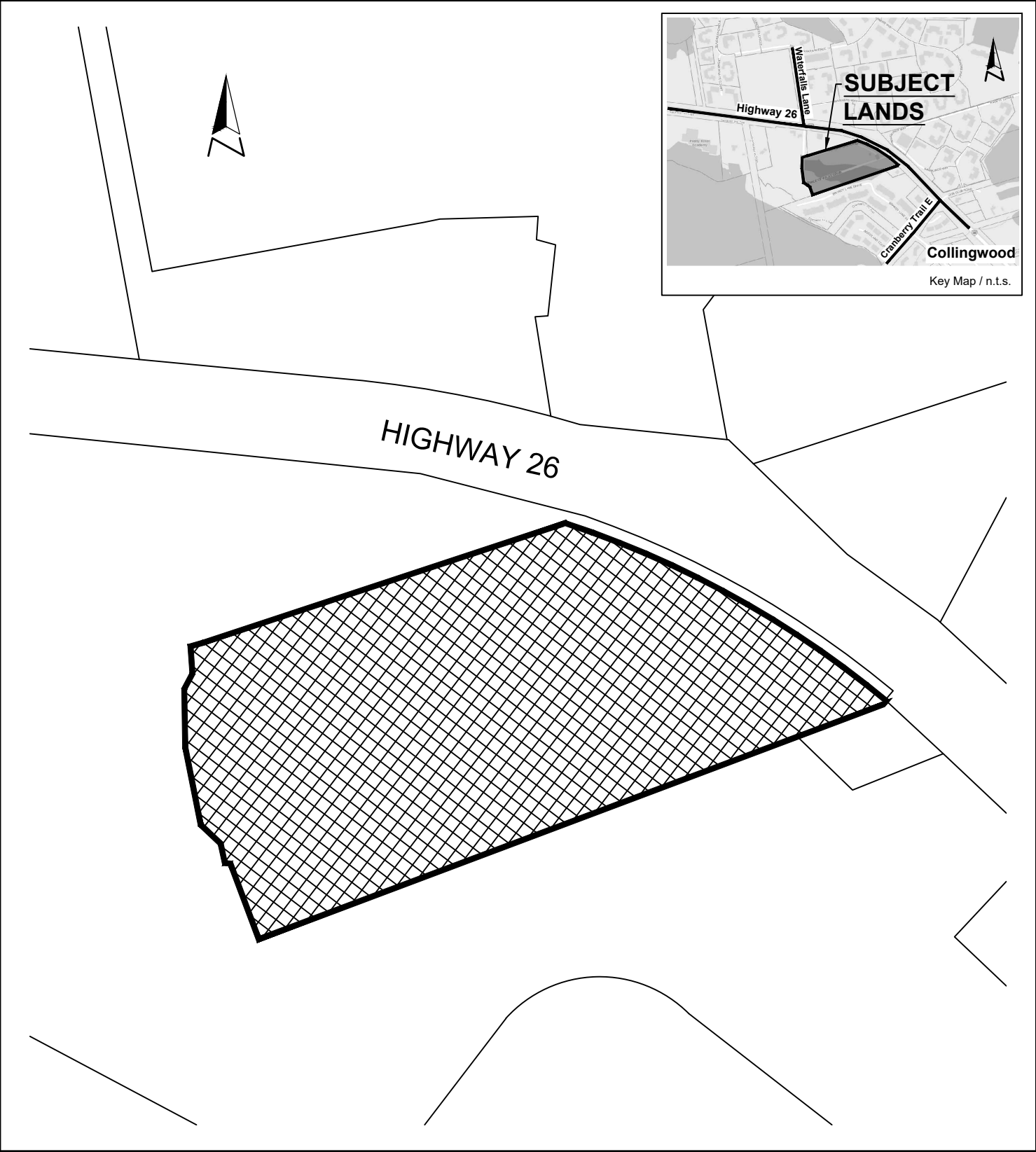
Amendment No. _____ to the Official Plan of the Town of Collingwood will be implemented by the Town of Collingwood Zoning By-law No. 2010-040 as amended.

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'

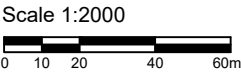
11403 Highway 26
Town of Collingwood
County of Simcoe



LEGEND



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



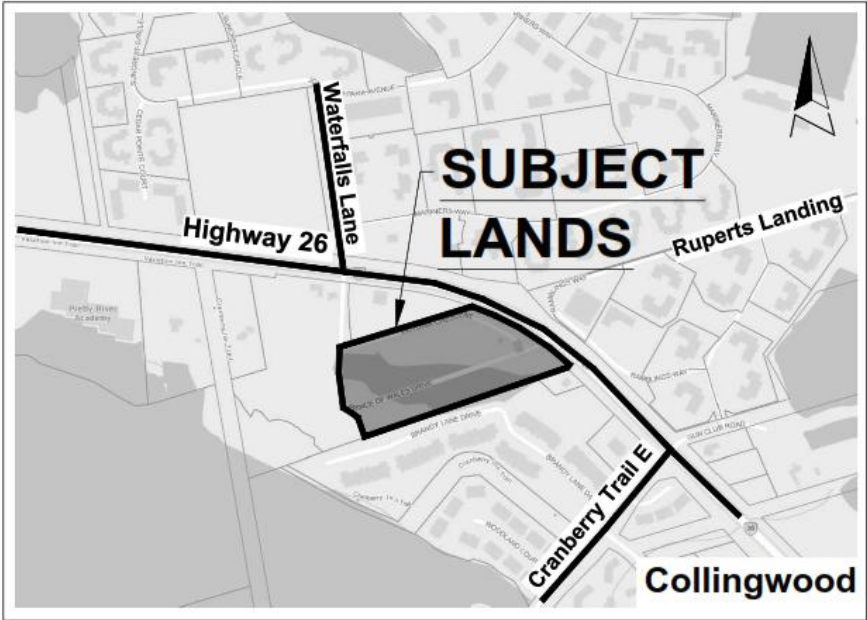
P2026-0XX Appendix “A”



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

By-law No. 2026-0XX 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 residential stacked townhouse dwellings with site-specific parking requirements, maximum building height and a reduced interior side yard.



**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 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, 2026, 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 Dwelling

The following zoning exceptions shall apply:

- Notwithstanding Provision 5.15.1, the stacked townhouse dwelling development shall require 1.4 parking spaces per unit (1.2 residential spaces per unit and 0.2 visitor spaces per unit.)
 - Notwithstanding Provision 6.4.4, the maximum building height for a stacked townhouse dwelling of 13.5m.
 - Notwithstanding Table 6.3.1.2 Residential Third Density the interior side yard on the north property line will be 2.0m.
 - Severability Provision: the uses and regulations of the R3-XX Zone shall continue to apply collectively to the whole of the lands identified as R3-XX, despite any future condominium registration or severance.
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.

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 xxst DAY OF xxx, 2026.

MAYOR

CLERK

Schedule ‘1’ to By-law No. 2026-XX

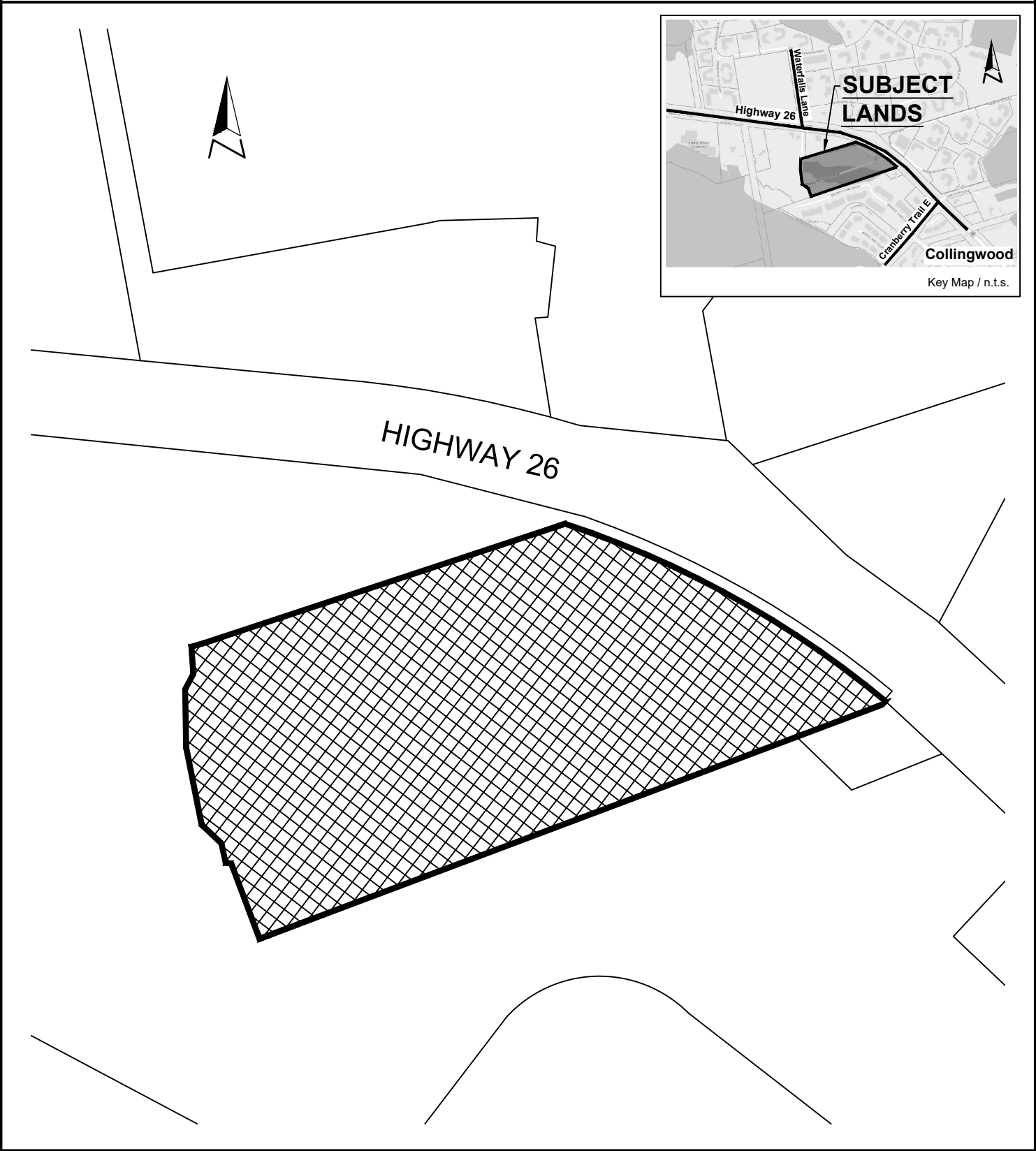
11403 Highway 26
Town of Collingwood

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)

