

PASCUZZO PLANNING INC.

February 2nd, 2026

Town of Collingwood
 Attn: Erica Rose
 55 Ste. Marie Street, Unit 302
 P.O. Box 157
 Collingwood, ON.
 L9Y 3Z5

RE: Proposed Zoning Bylaw Amendment
 Residential (R1-12) Zone to the Environmental Protection (EP) Zone
 11 Craigleith Court, Collingwood

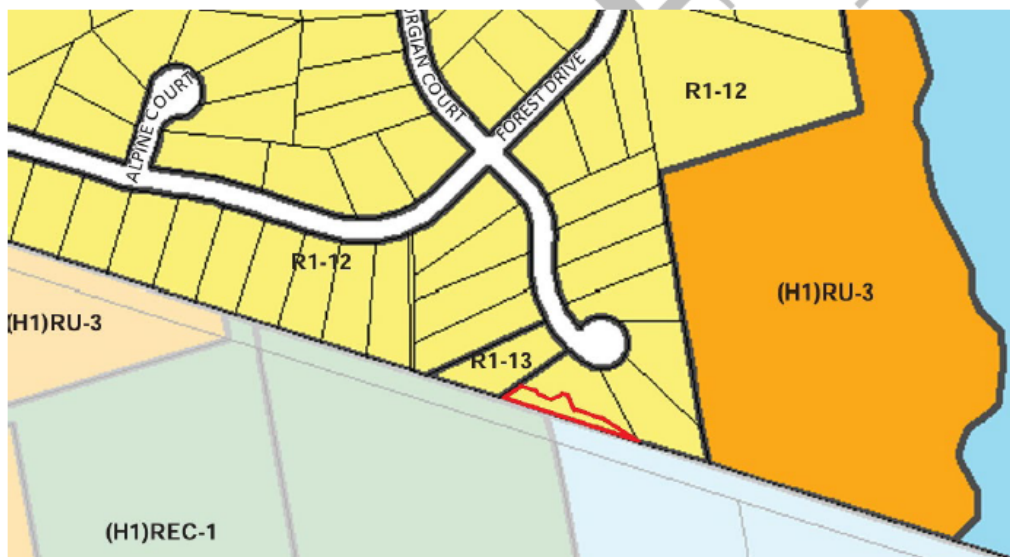
Dear Erica:

As you are aware, Pascuzzo Planning Inc. was retained by Leigh and Lee Goodall, the owners of 11 Craigleith Court, to submit a Zoning Bylaw Amendment (ZBLA) application to rezone a portion of the south end of the property from Residential (R1-12) Zone to the Environmental Protection (EP) Zone. The ZBLA is required as a result of the conclusions and recommendations of the Environmental Impact Study (EIS) prepared by Neil Morris as well as the comments from the Nottawasaga Valley Conservation Authority regarding a condition of Consent PLBN2025295.

Along with this scoped Planning Justification letter the ZBLA submission also includes:

1. Application fees in the amount of \$13,295.00 (\$3295 ZBLA review fee, \$10,000 contingency fee)
2. ZBLA application form (commissioned)
3. Authorization form
4. Floodplain Hazard Study prepared by Capes Engineering
5. Functional Servicing Report prepared by Capes Engineering
6. Environmental Impact Study prepared by Neil Morris
7. Draft ZBLA schedule (see figure below)
8. Draft ZBLA text

LANDS TO BE REZONED FROM THE RESIDENTIAL (R1-12) ZONE TO THE ENVIRONMENTAL PROTECTION (EP) ZONE



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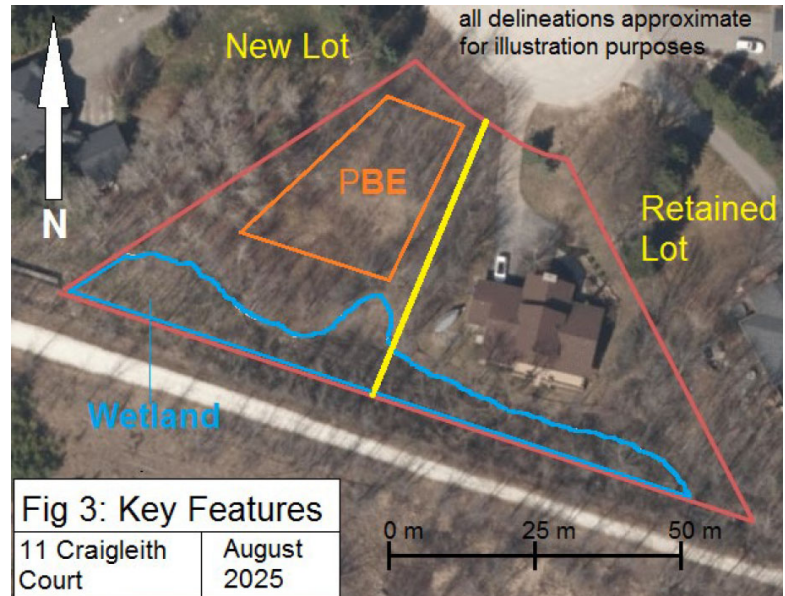
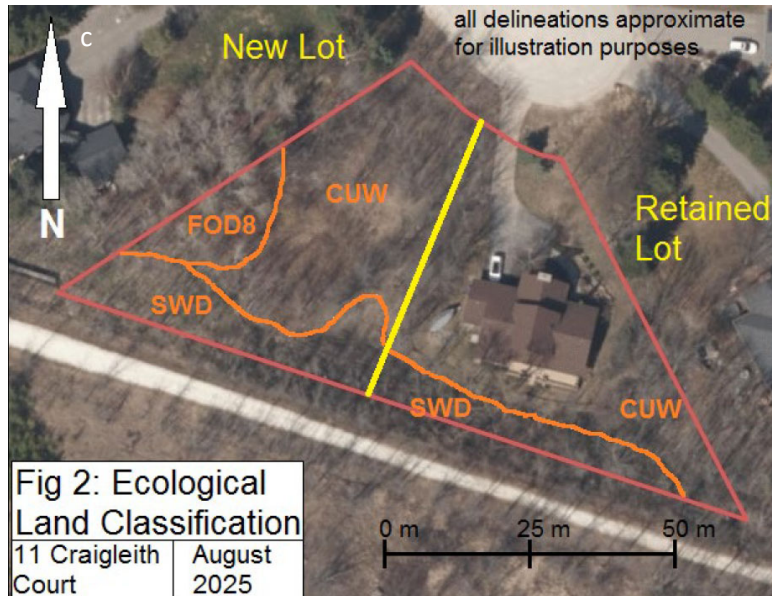
173 St. Marie Street
 Collingwood, ON

705-444-1830
www.pascuzzoinc.ca

Summary of the EIS

Figures 2 and 3 (shown below) from the Neil Morris EIS visually display the portion of property, known as 11 Craigeith Court, that is proposed to be rezoned from R1-12 to EP.

Section 6.1 of the EIS states that there is a wooded wetland feature found at the southern edge of the proposed new lot. The wetland is small (<0.1 ha) and its ecological function is limited by both size and an absence of persistent standing water.



Provincial Planning Statement (PPS)

4.1 Natural Heritage

4.1.1 Natural features and areas should be protected for the long term.

Based on the above noted policy it was determined that the proposed ZBLA would improve conformity with the PPS.

Simcoe County Official Plan (SCOP)

Natural Heritage

3.3.15 ...development and site alteration shall not be permitted: i) In significant wetlands and significant coastal wetlands.

Even though the wetlands are not considered coastal or significant it was determined by the NVCA that the proposed ZBLA is required. Based on the above it was determined that the proposed ZBLA would improve conformity with the SCOP.

Town of Collingwood Official Plan (TCOP)

4.1 – Environmental Protection

4.1.2 – Objectives

4.1.2.8 – To protect natural heritage features deemed to be of local significance...

Based on the above noted policy it was determined that the proposed ZBLA would improve conformity with the TCOP.

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Town of Collingwood Zoning Bylaw (TCZB)

The subject lands are currently entirely zoned Residential (R1-12) in the Town of Collingwood ZBL.

As per the mapping of the Neil Morris EIS, as well as the review of the EIS and circulation of comments from the NVCA on the related Consent application, the proposed ZBLA would improve conformity to the Town's ZBL.

Conclusions and Recommendation

The proposed ZBLA is consistent with the PPS and improves conformity with the SCOP, TCOP and TCZB.

Based on the above, we would request that the ZBLA application proceed to a public meeting.

Respectfully Submitted:

Pascuzzo Planning Inc.

Andrew Pascuzzo MCIP, RPP