

# Official Plan Amendment, Zoning By-Law Amendment, Temporary Use By-Law, and Removal of Holding Zone Application

**Town of Collingwood**

**Planning Services**

Phone: 705-445-1030

Email: [planning@collingwood.ca](mailto:planning@collingwood.ca)

Office use only:
Reference #:

## Please Read Before Completing Application

**The applicant is responsible** for ensuring the accuracy of all submitted materials. A complete application submission must include:

- This form, completed in full, and including all required signatures (**digital signatures accepted**)
- Planning Justification Report or Cover Letter of explanation
- A copy of the proposed Draft Official Plan and/or Zoning By-Law Amendment, as applicable, being proposed for amendment
- A survey or conceptual site plan, showing the following in metric units, as applicable:
  - the boundaries and dimensions of the subject property
  - the location, size and type of all existing and proposed buildings and structures on the subject property, indicating their distance from the front lot line, rear lot line and side lot lines
  - the approximate location of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that,
    - i) are located on the subject property and on land that is adjacent to it, and
    - ii) in the applicant’s opinion, may affect the application
  - the current uses of land that is adjacent to the subject property (*for example, residential, agricultural, or commercial*)
  - the location, width and name of any roads within or abutting the subject property, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way
  - if access to the subject property will be by water only, the location of the parking and docking facilities to be used
  - the location and nature of any easement affecting the subject property
- Supporting documentation as identified in an associated pre-consultation review (*for example, comment response matrix, property survey, reports, studies, assessments, etc.*)  
**See Appendix A for a list of studies the Town may require at its sole discretion to form a complete application.**
- Application fee and contingency deposit (as per current [Fees & Service Charges](#))
- Completed and signed [Additional Costs Deposit Agreement](#)

**Applications are accepted through the Town’s Public Portal by registering for an account. To register and/or apply, please [visit the secure Portal](#).**

**Additional information may be requested during the review of this application.**

## 1. Type of Application:

Select the type of application:

Official Plan Amendment

Zoning By-Law Amendment

Concurrent Official Plan *and* Zoning By-Law Amendment

Temporary Use By-Law

Temporary Use By-Law Extension

Removal of Holding "H" Zone

## 2. Applicant Information:

Project Name: \_\_\_\_\_

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Company Name (if applicable) \_\_\_\_\_

Street #: \_\_\_\_\_ Street Name: \_\_\_\_\_ Unit #: \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

Town/City: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Country: \_\_\_\_\_ Primary Phone #: \_\_\_\_\_

Email: \_\_\_\_\_ Alternate Phone #: \_\_\_\_\_

### **Purchaser or Purchaser's Agent? (for the property identified in Section 5)**

**If so, a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to apply must be submitted with this application.**

Additional Contacts for this application, including but not limited to, an Engineer, Designer, Landscape Architect, Architect, Solicitor, etc. may be [added to the Portal](#) on the Contacts page. Contacts added will each require a registered Portal account in order to view contents of the application online. Questions? Email [planning@collingwood.ca](mailto:planning@collingwood.ca)

### 3. Registered Property Owner Information:

If known, provide the date the subject property was acquired by the current owner: \_\_\_\_\_

**Is the registered owner the same as the Applicant in Section 2 above?**

Yes      No      **If No**, please complete the following:

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Company Name (if applicable): \_\_\_\_\_

Street #: \_\_\_\_\_ Street Name: \_\_\_\_\_ Unit #: \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

Town/City: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Country: \_\_\_\_\_ Primary Phone #: \_\_\_\_\_

Email: \_\_\_\_\_ Alternate Phone #: \_\_\_\_\_

**Additional Property Owner(s)? Please provide additional owner information on an attached separate page.**

### 4. Mortgage/Charge Information (if applicable):

If there are holders of any mortgages, charges or other encumbrances on the subject property, please provide details as follows:

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Company Name (if applicable) \_\_\_\_\_

Street #: \_\_\_\_\_ Street Name: \_\_\_\_\_ Unit #: \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

Town/City: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Country: \_\_\_\_\_ Primary Phone #: \_\_\_\_\_

Email: \_\_\_\_\_ Alternate Phone #: \_\_\_\_\_

**Please provide additional holders for mortgages, charges or encumbrances on a separate page.**

## 5. Property Information:

Civic Address (if applicable) \_\_\_\_\_

Legal Description (Lot/Concession/Plan/Block): \_\_\_\_\_

Registered Plan #: \_\_\_\_\_ Assessment Roll Number or PIN: \_\_\_\_\_

Approximate Area (hectares): \_\_\_\_\_ OR (square meters): \_\_\_\_\_

Are there any easements or restrictive covenants affecting the subject property?      Yes      No

**If Yes**, provide a copy of documentation and a brief description of each easement or restrictive covenant and its effect (attach separate page if necessary):

Indicate the type of access to the subject property:

Access Type	
Provincial Highway	
County Road	
Municipal Road, maintained	all year      seasonally
Other Public Road or Right-of-way	
Other, including by water	Specify:

If access type is by a **provincial highway or county road**, a separate application to each authority may be required. Please review requirements with these authorities directly.

If access is by **water only**, identify the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road:

Provide the following property details:

Property Dimensions	Entire Property	Area affected by this application (if only a portion of entire property)
Frontage (m):		
Depth (m):		
Area (m <sup>2</sup> ):		
Additional Comments:		

Check the applicable water and sewage disposal servicing, and type of storm drainage below:

Water Service	Existing	Proposed
Municipal Servicing		
Private Well – Individual		
Private Well – Communal		
Bay or Other Water Body		
Other	Specify:	Specify:

Sewage Disposal	Existing	Proposed
Municipal Servicing		
Private – Individual*		
Private – Communal*		
Other	Specify:	Specify:

\*For proposals on Private-Individual or Private-Communal systems, confirm if more than 4500 litres of effluent will be produced per day as a result of the development:            Yes            No

**If Yes**, a Servicing Options report and a Hydrogeological report are to be provided with this application.

Type of Storm Drainage	Existing	Proposed
Sewers		
Ditches		
Swales		
Other	Specify:	Specify:

Provide the current Town of Collingwood Official Plan and Zoning By-Law designations below:

Official Plan Designation:	
Zoning By-Law Designation:	

Is the subject property within one of the following policy areas?

Policy Area	Yes	No
Property Designated under Part IV or V of the <i>Ontario Heritage Act</i>	Yes	No
<i>If Yes, please specify area:</i>		
Secondary Plan Area	Yes	No
<i>If Yes, please specify area:</i>		

Is the subject property within one of the following regulated areas?

Regulated Area	Yes	No
Intake Protection Zone ( <i>South Georgian Bay Lake Simcoe Sourcewater Protection Plan, as amended</i> )	Yes	No
Wellhead Protection Area ( <i>South Georgian Bay Lake Simcoe Sourcewater Protection Plan, as amended</i> )	Yes	No
Nottawasaga Valley Conservation Authority (NVCA)	Yes	No
Grey Sauble Conservation Authority (GSCA)	Yes	No

Check the current and proposed land use(s) for the subject property:

Land Uses	Current Use(s)	Proposed Use(s)
Residential		
Commercial		
Industrial/Employment Lands		
Vacant		
Community Services		
Other	Specify:	Specify:

What is the length of time the existing uses have continued on the subject property?

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Describe the existing use(s) on adjacent properties:

Adjacent Property Location	Existing Use(s)
North:	
East:	
South:	
West:	
Additional Comments:	

Does the owner of the subject property and/or the applicant own or have a legal interest in any lands abutting the subject property?

Yes                      No

**If Yes**, please describe the location and the extent of the legal interest:

Are there any buildings or structures existing or proposed on the subject property?

Yes                      No

**If Yes**, complete the following tables, as applicable, for **each** building or structure (in metric units):  
(attach separate page if necessary)

Existing	Type	Front Setback (m)	Rear Setback (m)	Side Setback (m)	Side Setback (m)	Height (m)	Dimensions/Floor Area (m <sup>2</sup> )	Approximate Date of Construction
#1:								
#2:								
#3:								
#4:								

Proposed	Type	Front Setback (m)	Rear Setback (m)	Side Setback (m)	Side Setback (m)	Height (m)	Dimensions/Floor Area (m <sup>2</sup> )
#1:							
#2:							
#3:							
#4:							

Has the subject property, or any property within 120 meters of the subject property, ever been the subject of an application for any of the following under the *Planning Act*?

**If Yes**, include the file number and current status:

Type	Yes	No	Reference or File Number	Status
Plan of Subdivision or Condominium				
Consent				
Official Plan Amendment				
Zoning By-Law Amendment				
Minor Variance				
Site Plan Control				
Minister's Zoning Order				
Other – Specify:				

**If Yes**, what is the effect of these applications on the subject application?

**Please attach a separate page if more space is required.**

## 6. Official Plan Amendment (if applicable):

What is the purpose of the proposed Official Plan Amendment?

Does the proposed Official Plan Amendment change, replace, or delete a policy in the Official Plan?

Yes                  No

**If Yes**, provide the policy to be changed, replaced, or deleted:

Does the proposed Official Plan Amendment add a policy to the Official Plan?      Yes      No

If the proposed Official Plan Amendment changes, replaces, deletes or adds a policy, please provide the text of the proposed amendment:

Does the proposed Official Plan Amendment change or replace a designation in the Official Plan?

Yes      No

**If Yes**, provide the designation to be changed or replaced: \_\_\_\_\_

Check the current and proposed land use(s) that the Official Plan Amendment would authorize for the subject property:

Land Uses	Current Use(s)	Proposed Use(s)
Residential		
Commercial		
Industrial/Employment Lands		
Vacant		
Community Services		
Community Services, Environmental Protection, Recreation, Rural		
Other	Specify:	Specify:

If the proposed Official Plan Amendment changes or replaces a schedule in the Official Plan, provide the proposed schedule(s) and the accompanying text:

Does the proposed Official Plan Amendment alter all or any part of the boundary of a settlement area or establish a new settlement area?      Yes      No

**If Yes**, provide additional details:

Does the proposed Official Plan Amendment remove the subject property from an area of employment?

Yes          No

**If Yes**, provide additional details:

Provide the current County of Simcoe Official Plan designation:

County of Simcoe Official Plan Designation:	
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Provide an explanation of how the proposed Official Plan Amendment conforms with the County of Simcoe's Official Plan:

Provide an explanation of how the proposed Official Plan Amendment is consistent with the policy statements issued under [subsection 3\(1\) of the \*Planning Act\*](#):

Is the subject property within an area of land designated under any provincial plans(s)?          Yes          No

**If Yes**, provide an explanation of how the proposed Official Plan Amendment conforms or does not conflict with the provincial plan(s):

Provide the proposed strategy for consulting with the public with respect to the proposed Official Plan Amendment:

**Please attach a separate page if more space is required.**

## 7. Zoning By-Law Amendment (if applicable):

Does the proposed Zoning By-Law Amendment change the zoning designation for the subject property?

Yes                  No

**If Yes**, provide the proposed designation: \_\_\_\_\_

What is the nature and extent of the proposed Zoning By-Law Amendment?

Why is the proposed Zoning By-Law Amendment being requested?

Is the subject property in an area where minimum and maximum density requirements apply?

Yes                  No

**If Yes**, what are the density requirements: \_\_\_\_\_

Is the subject property in an area where minimum and maximum height requirements apply?

Yes                  No

**If Yes**, what are the height requirements: \_\_\_\_\_

Provide an explanation of how the proposed Zoning By-Law Amendment conforms with the Town of Collingwood Official Plan:

Is the subject property within an area where zoning with conditions applies?                  Yes                  No

**If Yes**, provide an explanation of how the Zoning By-Law Amendment conforms to the Official Plan policies relating to zoning with conditions:

Provide the current County of Simcoe Official Plan designation:

County of Simcoe Official Plan Designation:	
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Provide an explanation of how the proposed Zoning By-Law Amendment conforms with the County of Simcoe Official Plan:

The site is within a Primary Settlement Area, where employment growth and compact, efficient land use are directed.

Provide an explanation of how the proposed Zoning By-Law Amendment is consistent with the policy statements issued under subsection 3(1) of the Planning Act:

Promotes sustainable economic development, efficient land use, and well designed built form.

Is the subject property within an area of land designated under any provincial plan(s)?  Yes  No

*If Yes*, provide an explanation of how the proposed Zoning By-Law Amendment conforms or does not conflict with the provincial plan(s):

PPS 2024 - The lands are within Collingwood's Built\_Up Area Boundary, where growth and employment uses are encouraged. The Motor Vehicle Repair Garage is a permitted service commercial use within the Residential Community Area. The PPS supports minor expansions on partial services where no negative impacts are anticipated.

Provide the proposed strategy for consulting with the public with respect to the Zoning By-Law Amendment:

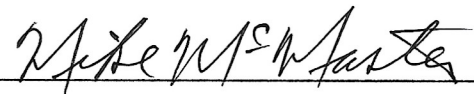
Information package containing proposed zoning and Site Plan to be left to all residences on Summer View Avenue. Package will provide contact information for Plan Wells Associates, should there be any questions.

Please attach a separate page if more space is required.

**8. Permission for Access:**

*The owner(s) of the subject property, as identified in Section 3 of this form, hereby authorize Town staff, and any other applicable parties relevant to this application, to enter onto the subject property during regular business hours for the purpose of reviewing this application.*

Print Name: Mike McMaster

Signature:  Date: June 4/2026

Where there are multiple owners of the same property, only one authorized signature is required.



**9. Authorization for Agent:**

**The owner(s) of the subject property, as identified in Section 3 of this form, do hereby authorize and appoint the person named below to act as agent for the purposes of this application:**

Name of Agent: Shelley Wells

Company Name (if applicable): Plan Wells Associates

Street #: 40 Street Name: Connor Avenue Unit #: \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

Town/City: Collingwood Province: ON Postal Code: L9Y 5K6

Country: Canada Primary Phone #: 705-444-5812

Email: shelley@planwells.com Alternate Phone #: \_\_\_\_\_

Signature: *Mike McMaster* Date: *June 4/2006*

Print Name: Mike McMaster

**Where there are multiple owners of the same property, only one authorized signature is required.**

**10. Declarations**

I, (print name) Mike McMaster of (name of City or Town)  
Town of Collingwood in the  Region or  County of Simcoe

solemnly declare that I am the (choose one of the following):

- Owner of the subject property
- Agent for the Owner
- Officer/Employee of the Owner
- Purchaser of the subject property
- Agent for the Purchaser


and that in the matter of this application for the property as described above, I have examined the contents of, and any attachments to, this application, read and understood the information in this Declaration page, and hereby certify that the statements contained herein are true, accurate, and in accordance with the Planning Act, insofar as I have knowledge of these facts. I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Applications must be complete and accurate to be processed. Incomplete or inaccurate applications will be returned for re-submission. The Town may deem an application to be incomplete and refuse all submitted information if it considers the quality of the submission unsatisfactory.


Personal information collected by the Town of Collingwood through this application including any information obtained during its processing, is collected under the authority of the Planning Act, Municipal Act, and the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all as may be amended from time to time. Such information will form part of the public record, is subject to MFIPPA, and may be disclosed or published as part of Council agendas and/or public consultation processes.

By signing this Declaration and executing the Additional Costs Deposit Agreement, the parties acknowledge and agree that all required application fees and any costs incurred by the Town in processing this application, including peer review consultant fees, shall be borne by the applicant, agent, or owner.

Print Name: Mike McMaster

Signature:  Date: June 5/2026

DECLARED before me  
 at the  Town, or the  City  
 of: Collingwood  
 in the  County, or the  Region  
 of: Simcoe  
 this 5 day  
 of June, 2026

] Signature of Commissioner:  
 ]   
 ] Commissioner's Stamp:

Jennifer Marie Battista  
 a Commissioner, etc.,  
 Province of Ontario,  
 for the Corporation of the Town of Collingwood.  
 Expires June 30, 2026.

JB

# Appendix A

## Complete Application Requirements

Any or all of the information outlined in this Appendix may be requested from applicants to ensure that all relevant and required information pertaining to a development application is available at the time of submission, enabling the Town to make informed decisions within the time periods prescribed by the *Planning Act*. Any information provided in support of an application for development submitted under the *Planning Act* is considered public and is available for public review.

<input type="checkbox"/> Active Transportation Report	<input type="checkbox"/> Heritage Conservation Plan	<input type="checkbox"/> Record of Site Condition
<input type="checkbox"/> Affordable Housing Report	<input type="checkbox"/> Height Survey of Adjacent Buildings	<input type="checkbox"/> Recreation Needs Study
<input type="checkbox"/> Agricultural Impact Assessment	<input type="checkbox"/> Heritage Impact Assessment	<input type="checkbox"/> Rental Housing Conversion Study
<input type="checkbox"/> Air Quality Study	<input type="checkbox"/> Hydrogeology/Hydrology Study	<input type="checkbox"/> Residential Land Needs Assessment
<input type="checkbox"/> Area Management Plan for Stormwater	<input type="checkbox"/> Illumination Plan	<input type="checkbox"/> Restoration Plan
<input type="checkbox"/> Archaeological Assessment	<input type="checkbox"/> Infrastructure Servicing Study	<input type="checkbox"/> Restricted Land Use Declaration Form
<input type="checkbox"/> Secondary Plan	<input type="checkbox"/> Land Assembly Documents	<input type="checkbox"/> Sensitive Land Use Report
<input type="checkbox"/> Building Details (including elevations, colours, materials)	<input type="checkbox"/> Land Use Compatibility Study	<input type="checkbox"/> Servicing Plan
<input type="checkbox"/> Building Matrix	<input type="checkbox"/> Landfill Impact Study	<input type="checkbox"/> Shoreline Study
<input type="checkbox"/> Carbon Emissions Assessment	<input type="checkbox"/> Landscape Plan	<input type="checkbox"/> Sun/Shadow and/or Wind Analysis
<input type="checkbox"/> Consultation Strategy	<input type="checkbox"/> Marina or Coastal Engineering Study	<input type="checkbox"/> Site Plan/Proposed Draft Plan of Subdivision and/or Condominium
<input type="checkbox"/> CPTED Report (Crime Prevention through Environmental Design)	<input type="checkbox"/> Master Drainage Plan	<input type="checkbox"/> Slope Stability Report
<input type="checkbox"/> Contamination Management Plan and Remediation Study	<input type="checkbox"/> Master Fire Plan	<input type="checkbox"/> Soil Report
<input type="checkbox"/> Cultural Heritage Report	<input type="checkbox"/> Master Servicing Study/Servicing Options Report	<input type="checkbox"/> Spray Analysis – Golf Courses
<input type="checkbox"/> D4 Landfill Study	<input type="checkbox"/> Mineral Aggregate Resource Analysis	<input type="checkbox"/> Statement of Conformity with Minimum Distance Separation Formula
<input type="checkbox"/> Employment Land Needs Assessment	<input type="checkbox"/> Municipal Financial Impact Assessment	<input type="checkbox"/> Stormwater Management Report/Plan
<input type="checkbox"/> Engineer's Report (Building Condition)	<input type="checkbox"/> Natural Hazard Study	<input type="checkbox"/> Street Parking Study
<input type="checkbox"/> Environmental Impact/Natural Heritage Study	<input type="checkbox"/> Needs/Justification Assessment	<input type="checkbox"/> Survey (completed within the last five years preceding the application submission date)
<input type="checkbox"/> Economic Cost/Benefit Analysis	<input type="checkbox"/> Neighbourhood Design Plan	<input type="checkbox"/> Sub-Watershed Plan
<input type="checkbox"/> Electrical Economic Evaluation Plan	<input type="checkbox"/> Neighbourhood Traffic Calming Options Report	<input type="checkbox"/> Sustainability Assessment

<input type="checkbox"/> Environmental Site Assessment	<input type="checkbox"/> Noise and/or Vibration Study	<input type="checkbox"/> Traffic/Transportation Impact Study
<input type="checkbox"/> Erosion Hazard/Sediment Control Plan	<input type="checkbox"/> Odour, Dust Nuisance Assessment and Mitigation Report	<input type="checkbox"/> Transportation Design Study
<input type="checkbox"/> Fire Safety Plan	<input type="checkbox"/> Park Concept Plan	<input type="checkbox"/> Tree Inventory and/or Tree Preservation Study
<input type="checkbox"/> Fisheries Impact Study	<input type="checkbox"/> Parking Study	<input type="checkbox"/> Top-of-Bank Demarcation
<input type="checkbox"/> Floodplain Analysis	<input type="checkbox"/> Peer Review Studies	<input type="checkbox"/> Urban Design Report including Architecture and Streetscape Design
<input type="checkbox"/> Flooding, Erosion and Slope Stability Study	<input type="checkbox"/> Pest Control Plan	<input type="checkbox"/> Wellhead Protection Area – Risk Assessment Report
<input type="checkbox"/> Fluvial Geomorphology Analysis	<input type="checkbox"/> Phase I Environmental Site Assessment	<input type="checkbox"/> Wind Analysis
<input type="checkbox"/> Functional Servicing Report/Servicing Options Report	<input type="checkbox"/> Phase II Environmental Site Assessment	<input type="checkbox"/> Written Notice from the Risk Management Official – as required under Section 59 of the Clean Waters Act
<input type="checkbox"/> Geotechnical/Soil Stability Report	<input type="checkbox"/> Phasing Plan	
<input type="checkbox"/> Grading Plan (Cut and Fill Plan)	<input type="checkbox"/> Planning Report	
<input type="checkbox"/> Growth Management Analysis	<input type="checkbox"/> Public Consultation Strategy	