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

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. Authorized Agent Information:

Project Name: 55-59 Beech Street Deeming Bylaw and ZBLA

First Name: Andrew Last Name: Pascuzzo

Company Name (if applicable) Pascuzzo Planning Inc.

Street #: 173 Street Name: Ste Marie Street Unit #:

Mailing Address (if different):

Town/City: Collingwood Province: ON Postal Code: L9Y 3K4

Country: Canada Primary Phone #: 705-443-9644

Email: andrew@pascuzzoinc.ca Alternate Phone #:

☐

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

3. Applicant/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?

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

First Name: Gail Last Name: Vibe

Company Name (if applicable): _____

Street #: 59 Street Name: Beech Street Unit #: _____

Mailing Address (if different): _____

Town/City: Collingwood Province: ON Postal Code: L9Y 2T1

Country: Canada Primary Phone #: 416-522-1205

Email: gailvibe@yahoo.ca Alternate Phone #: _____

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

4. Mortgagee/Charge Information (if applicable):

55 Beech Street is owned by Sarah Speer

Mortgagee is Merix Financial

Suite 400, 200 King Street West, Toronto, ON. M5H 3T4 1-833-631-0091

service@merixfinancial.com

59 Beech Street is owned by Gail Vibe and Matthew Wiele

Mortgagee is EQ Bank (Equitable Trust)

EQ Bank Tower, 2200-25 Ontario Street, Toronto, ON. M5A0Y9 1-866-407-0004

customerservice@eqbank.ca

5. Property Information:

Civic Address (if applicable) 55 and 59 Beech Street

Legal Description (Lot/Concession/Plan/Block): _____

_____

Registered Plan #: _____ Assessment Roll Number or PIN: 433104000109000 + 9001

Approximate Area (hectares): _____ OR (square meters): 1500 combined

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):	30	
Depth (m):	50	
Area (m²):	1500	
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:	Existing Neighborhood
Zoning By-Law Zone:	R2

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

Policy Area		
Property Designated under Part IV or V of the *Ontario Heritage Act*	☐ Yes	☑ No
If Yes, please specify area:		
Secondary Plan Area	☐ Yes	☑ No
If Yes, please specify area:		

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

Regulated Area		
Intake Protection Zone *(South Georgian Bay Lake Simcoe Sourcewater Protection Plan, as amended)*	☐ Yes	☑ No
Wellhead Protection Area *(South Georgian Bay Lake Simcoe Sourcewater Protection Plan, as amended)*	☐ 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?

20+ years

Describe the existing use(s) on adjacent properties:

Adjacent Property Location	Existing Use(s)
North:	Residential
East:	Residential
South:	Residential
West:	Residential
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 (m²)	Approximate Date of Construction
#1:	Triplex 55	4.1	25+	1.1	1.7	7.5	138	before 1960
#2:	Triplex 59	3.8	30+	1.88	6.6	8.5	118	before 1960
#3:								
#4:								

Proposed	Type	Front Setback (m)	Rear Setback (m)	Side Setback (m)	Side Setback (m)	Height (m)	Dimensions/Floor Area (m²)
#1:	None						
#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	☑	☐		concurrent
Minor Variance	☐	☑		
Site Plan Control	☐	☑		
Minister's Zoning Order	☐	☑		
Other – Specify:	☑	☐		
Deeming Bylaw				concurrent

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

A deeming bylaw to merge 55 and 59 Beech Street together.

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:	Settlement Area

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: R2-Exception

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

To permit a maximum of 2-Triplexes and a total of 6 residential units on the property. To acknowledge the existing front and side yard setbacks of the existing triplexes.

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

Currently the Zoning Bylaw does not permit 2 Triplexes and 6 residential units on the property.

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:

A range of residential units/types are permitted in the Existing Residential Area designation.

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:	Settlement Area

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

A mixture of residential units types are permitted in the Settlement Area designation.

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*:

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):

Encourages a range/mix of residential housing options for the Town of Collingwood settlement area.

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

Statutory Public Meeting

Please attach a separate page if more space is required.

8. Permission for Access:

The* authorized agent of the *subject property, hereby authorizes 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: Andrew Pascuzzo

Signature: _____ Date: 9/28/2026

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: See attached Authorization

Company Name (if applicable): _____

Street #: _____ Street Name: _____ Unit #: _____

Mailing Address (if different): _____

Town/City: _____ Province: _____ Postal Code: _____

Country: _____ Primary Phone #: _____

Email: _____ Alternate Phone #: _____

Signature: _____ Date: _____

Print Name: _____

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

10. Declarations:

I, (print name) Andrew Pascuzzo ***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 Owners ☐ Officer/Employee of the Owner
☐ Purchaser of the subject property Agent for thePurchaser ☐

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: Andrew Pascuzzo

Signature: Andrew Pascuzzo Date: 9/28/2026

DECLARED before me
at the ☑ Town, or the ☐ City
of: Collingwood
in the ☑ County, or the ☐ Region
of: Simcoe
this 28 day
of September, 2026

] Signature of Commissioner:
] Alexander James Mayne
] Commissioner's Stamp:
]
]
]

Alexander James Mayne, a Commissioner, etc.,
Province of Ontario, for Baulke Stahr McNabb LLP.
Barristers and Solicitors.
Expires July 29, 2028.

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.

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

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