



11 April 2025

Lindsay Ayers, MCIP, RPP
 Manager, Planning
 Town of Collingwood
 97 Hurontario Street, PO Box 157,
 Collingwood, ON L9Y 3Z5

Dear Ms. Ayers;

**RE: 7926, 7914, and 7896 Poplar Sideroad, Town of Collingwood (Summitview Ph 3)
 Draft Plan of Subdivision & Zoning By-law Amendment Applications
 3RD Submission**

**Planning Justification Report Addendum
 OUR FILE Y219I**

MHBC prepared a Planning Justification Report ("PJR"), dated May 2023, in support of the development at 7926, 7914, and 7896 Poplar Sideroad, which accompanied the first Draft Plan of Subdivision ("DPS") and Zoning By-law Amendment ("ZBA") applications. This addendum should be read in conjunction with the PJR. The purpose of this addendum is to address the changes made to the development following the comments received on the second DPS and ZBA submissions.

Section 2 - Proposal

The revised proposal comprises:

- 98 townhouse units [1 unit more than the 1st submission, but as presented at 2nd submission];
- 38 semi-detached dwellings [no change];
- 1 x 0.22ha park [1 park less than previous; total 0.13ha less parkland than previous]; and
- A future development block which will be proposed to be transferred to the Town for affordable housing [this was previously proposed as a park].

See Appendix 1 for a copy of the revised Draft Plan.

The proposed Zoning By-law Amendment was revised at 2nd submission and is as follows:

- Rezone the area north of Street 'B', currently zoned **(H6)R3**, to a new site-specific R3 exception zone **(H6)R3-X**, which would include site specific provisions for maximum lot coverage of 50% as they relate to bungalow townhouses; [no change]

- Rezone the area south of Street 'B', currently zoned **(H6)R3**, to a new site-specific R3 exception zone **(H6)R3-XX**, which would include site specific provisions for maximum lot coverage of 50% as they relate to bungalow townhouses and street townhouses; [new]
- Rezone the area north of Street 'B', currently zoned **(H6)R2**, to a new site-specific R2 exception zone **(H6)R2-X**, which would include site specific provisions for maximum lot coverage as they relate to semi-detached dwellings, being 50% coverage for bungalow semis and 45% for other forms of semis; [no change]
- Rezone the area south of Street 'B', currently zoned **(H6)R2**, to a new site-specific R2 exception zone **(H6)R2-XX**, which would include site specific provisions for maximum lot coverage as they relate to semi-detached dwellings, being 50% coverage for bungalow semis and 50% for other forms of semis; [new]
- Rezone the proposed park to the REC Zone, in order to permit the parkland; and
- Revise the boundary between the R2 and R3 zone to align with the proposed layout.

It is noted that at 2nd submission a further site-specific provision was included as follows:

- For the purposes of calculating the required yards, lot area, lot coverage and lot frontage on a street, a publicly-owned 0.3 metre reserve and the daylight triangles adjoining the lot shall be deemed to be part of the lot for Zones R2-X, R2-XX, R3-X and R3-XX.

However, following receipt of Town and agency comments, this provision has been removed. In re-evaluating the proposed layout one lot required minor relief in light of the exclusion of the above provision. For this reason, a new provision is now proposed at this 3rd submission:

- Rezone the end semi-detached unit at Block 14, currently zoned **(H6)R2**, to a new site-specific R2 exception zone **(H6)R2-XXX**, which would include site specific provisions for maximum lot coverage as they relate to semi-detached dwellings, being 50% coverage for bungalow semis and 50% for other forms of semis and for a minimum lot frontage of 8.2 metres; [new]

Section 5 – Provincial Policy

The Provincial Planning Statement (PPS 2024) came into effect on 20 October 2024. It replaced the Provincial Policy Statement (PPS 2020) and the A Place to Grow: Growth Plan for the Greater Golden Horseshoe. At the time the PJR was written, the PPS 2024 had not yet been released. Any decision made on the subject DPS and ZBA applications will be based on the PPS 2024, and therefore the following is a brief analysis of the proposal against this new policy framework.

The PPS 2024 provides direction and regulates the development and use of land province-wide. All planning decisions shall be consistent with the PPS 2024.

At **Section 2.1** the PPS 2024 notes that municipalities should be able to accommodate growth for a minimum 15 years through designated and available land for residential development –

so as to provide for a range and mix of housing options and densities to meet projected needs of the regional market area. At **Section 2.2** it notes that planning authorities will achieve this by permitting and facilitating all types of residential intensification, promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities.

The Site sits at the edge of the Town of Collingwood in an area designated for residential development with planned and available municipal services. The proposal provides for a mix of semi-detached and townhomes in an efficient and compact manner.

At **Section 3.1** the PPS 2024 sets out policies with respect to infrastructure and public service facilities. Generally, these promote the efficient and financially viable provision of infrastructure. At **Section 3.6** it confirms that municipal sewage services and water services as the preferred method of servicing in settlement areas.

The proposed development is to be serviced by existing/future municipal water and sewage services, as set out in the Functional Servicing Report (prepared by Tatham, 2024) submitted previously.

Section 3.2 of the PPS 2024 promotes safe and efficient transportation systems, and encourages the improvement of connectivity.

Situated with frontage on existing County Road 32 (Poplar Sideroad) and High Street, the proposed development is supported by a Traffic Impact Study, and has been designed with vehicle access points to High Street, Bassett Street and Mitchell Avenue as well as pedestrian connections to County Road 32 (Poplar Road) and High Street to facilitate active transportation.

Based on a comprehensive review of the proposal and applicable policies of the new PPS 2024, it is our opinion that the proposed development is consistent with PPS 2024.

Section 7 – Town of Collingwood Official Plan

The Council adopted a new Official Plan in December 2023, which was modified by the County of Simcoe, in July 2024 and then approved by the County in September 2024, subject to parts of Non-Decision, which are under appeal to the Ontario Land Tribunal (OLT). The new Official Plan is not yet in effect, however, it is noted that the new Official Plan (Working Appeal Copy) proposes to identify the site as follows:

Schedule 1 Growth Management Plan: 'Greenfield Residential Community Areas', with the site situated outside of but adjacent to the 'Built-Up Area Boundary'

Schedule 2 Land Use Plan: 'Future Neighbourhood' designation

The new Official Plan requires Greenfield Residential Community Areas to achieve a minimum gross target of 55 residents and jobs per combined hectare but with the same flexibility to achieving this density as in the 2004 Town OP.

The conclusions set out within the PJR remain unchanged in this regard.

Based on a review of the proposal applicable policies of the new Official Plan 2024 (Working Appeal Copy) it is our opinion that the proposed development will conform with this emergency policy.

Section 8 – Zoning By-law

Tables 1 and 2 in the PJR have been replaced by Tables A to E below. There is no change to the following base R2 and R3 provisions, unless otherwise indicated:

- Minimum Lot Area (m²)
- Minimum Lot Frontage (m)
- Minimum Front Yard (m)
- Minimum Exterior Side Yard (m)
- Minimum Interior Side Yard (m)
- Minimum Rear Yard (m)
- Maximum Height (m)
- Minimum Landscaped Open Space

Table A – Zone Provisions – R3-X Zone

Zone Provisions	R3 Zone – Existing Requirement (Townhouse)	R3-X Zone – Proposed Requirement (Townhouse)
Maximum Lot Coverage (bungalow)	Not applicable	50%
Maximum Lot Coverage (other than bungalow)	45%	No change

Table B – Zone Provisions – R3-XX Zone

Zone Provisions	R3 Zone – Existing Requirement (Townhouse)	R3-XX Zone – Proposed Requirement (Townhouse)
Maximum Lot Coverage (bungalow)	Not applicable	50%
Maximum Lot Coverage (other than bungalow)	45%	50%

Table C – Zone Provisions – R2-X Zone

Zone Provisions	R2 Zone – Existing Requirement (Semi Detached)	R2-X Zone – Proposed Requirement (Semi Detached)
Maximum Lot Coverage (bungalow)	45%	50%
Maximum Lot Coverage (other than bungalow)	40%	45%

Table D – Zone Provisions – R2-XX Zone

Zone Provisions	R2 Zone – Existing Requirement (Semi Detached)	R2-XX Zone – Proposed Requirement (Semi Detached)
Maximum Lot Coverage (bungalow)	45%	50%
Maximum Lot Coverage (other than bungalow)	40%	50%

Table E – Zone Provisions – R2-XXX Zone

Zone Provisions	R2 Zone – Existing Requirement (Semi Detached)	R2-XX Zone – Proposed Requirement (Semi Detached)	Provided within Draft Plan
Minimum Front Yard (m)	9 metres	8.2 metres	8.39 metres
Maximum Lot Coverage (bungalow)	45%	50%	TBD / Will comply provision as amended
Maximum Lot Coverage (other than bungalow)	40%	50%	TBD / Will comply provision as amended

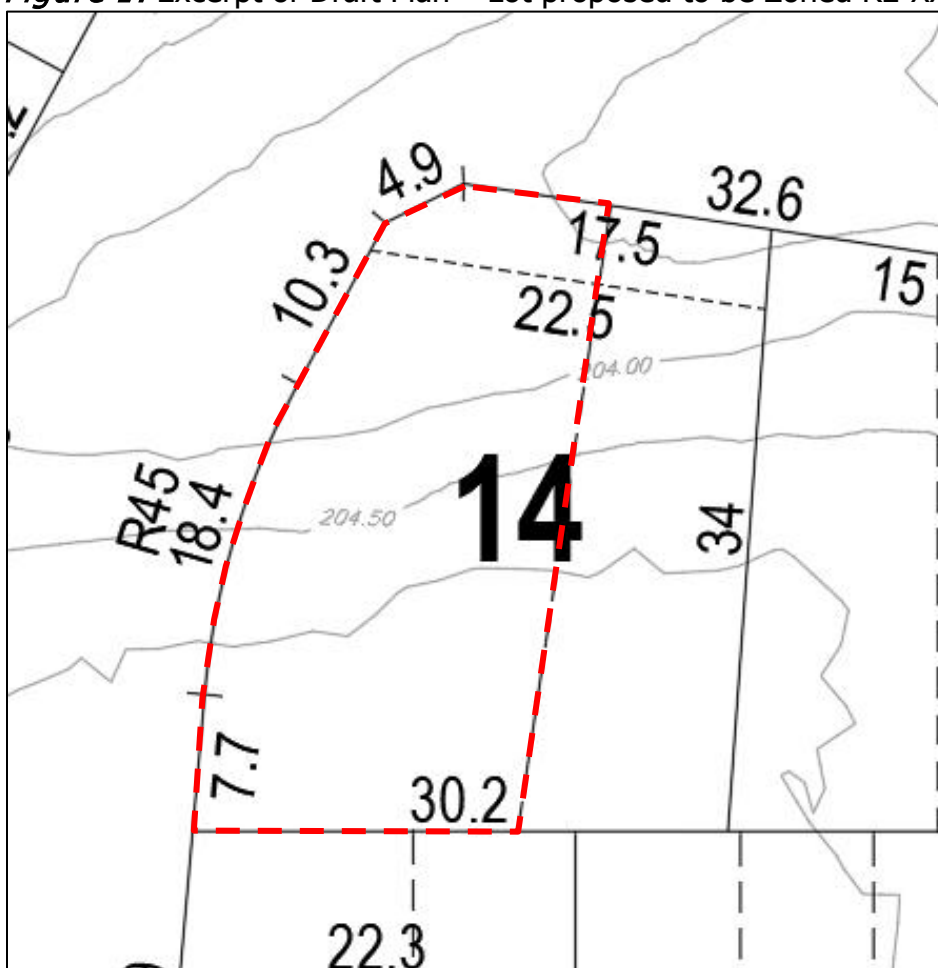
Tables A-D above are easily compared to Tables 1 and 2 in the PJR 2023. The main difference is that R2-XX and R3-XX relate to the development within the Site proposed south of street B, where a greater lot coverage is proposed than those lots to the north of Street B. This is to accommodate the resulting decrease in lot depth due to the request by Town and County staff to increase the width of Street D.

The increase in lot coverage proposed is consistent with the increased percentage requested and implemented in earlier Summitview Draft Plan Phases 1 and 2 to the north and west of

the Site, which are now constructed. The intent is to have this Phase 3 Draft Plan be consistent with previous phases. From a Stormwater Management perspective the increased coverage can be appropriately accommodated.

Table E, as set out in Section 2 above, is to provide relief to the one corner lot that is deficient in lot frontage. While the proposed lot frontage is smaller than currently permitted, the lot is larger in area than a typical interior semi-detached lot. However, the lot is penalised as a result of the daylight triangle (required by the Town) and the manner in which the Collingwood Zoning By-law measures lot frontage at the front lot line versus at the front yard setback. See Figure 1 below, is an excerpt from the draft plan, which shows how the lot is easily able to accommodate a semi-detached dwelling.

Figure 1: Excerpt of Draft Plan – Lot proposed to be Zoned R2-XXX – roughly outlined in red



Based on a comprehensive review, it is submitted that the revised ZBA is generally in keeping with approaches used for existing exception zones in the Town's Zoning By-law, the proposed Draft Plan complies with the requirements of the revised ZBA, and the revised ZBA is appropriate for the Site.

Section 10 – Conclusion

Based on the analysis outline within the PJR (May 2023) as well as within this addendum, it is our opinion that the revised proposal is in the public interest and represents good planning as it is consistent with the PPS 2024, conforms with the Town of Collingwood Official Plan, and that the revised ZBA is in keeping with the intent of the Town of Collingwood Zoning By-law.

Respectfully submitted,

MHBC

A handwritten signature in blue ink, appearing to read 'Kory Chisholm'.

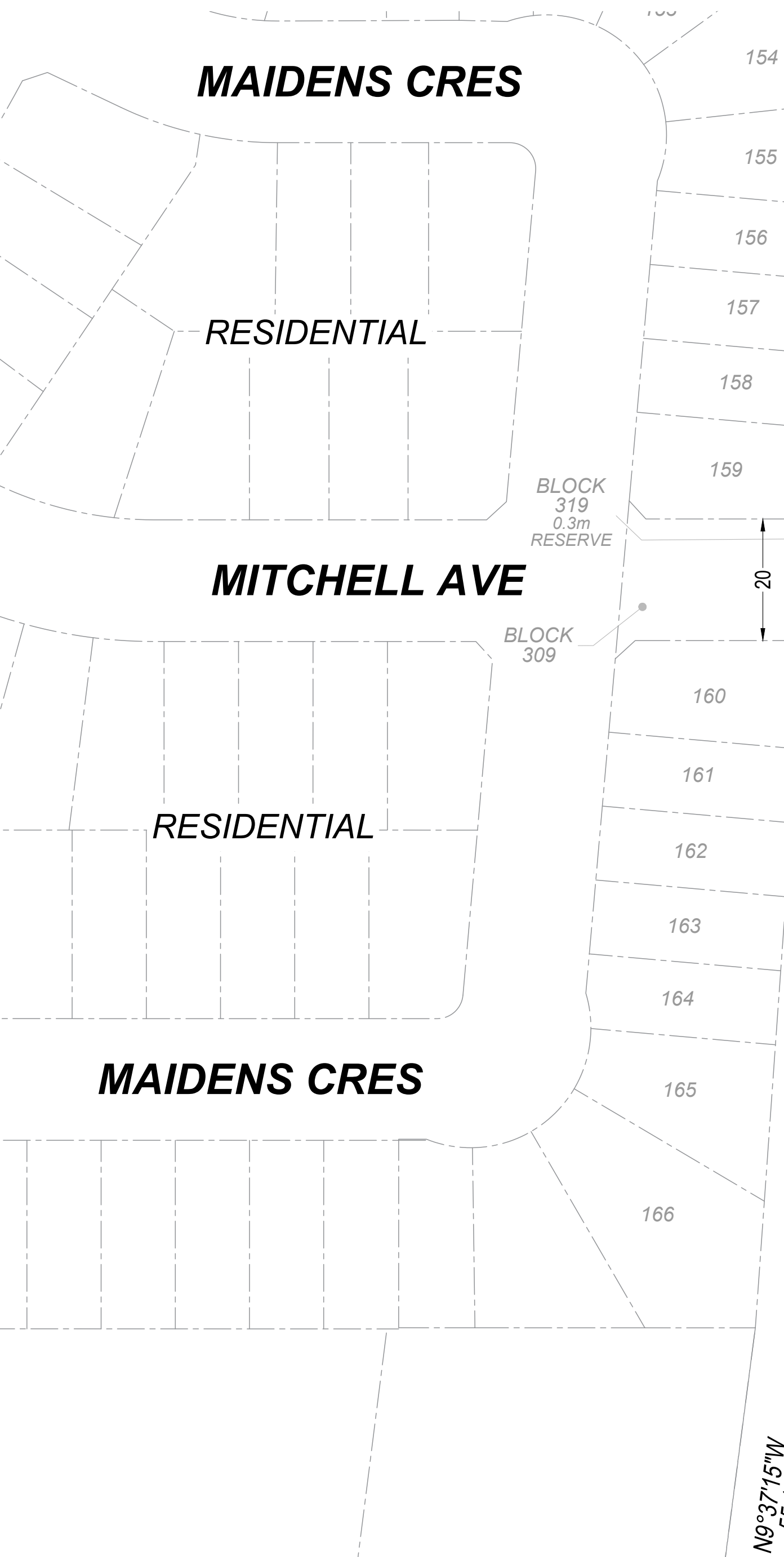
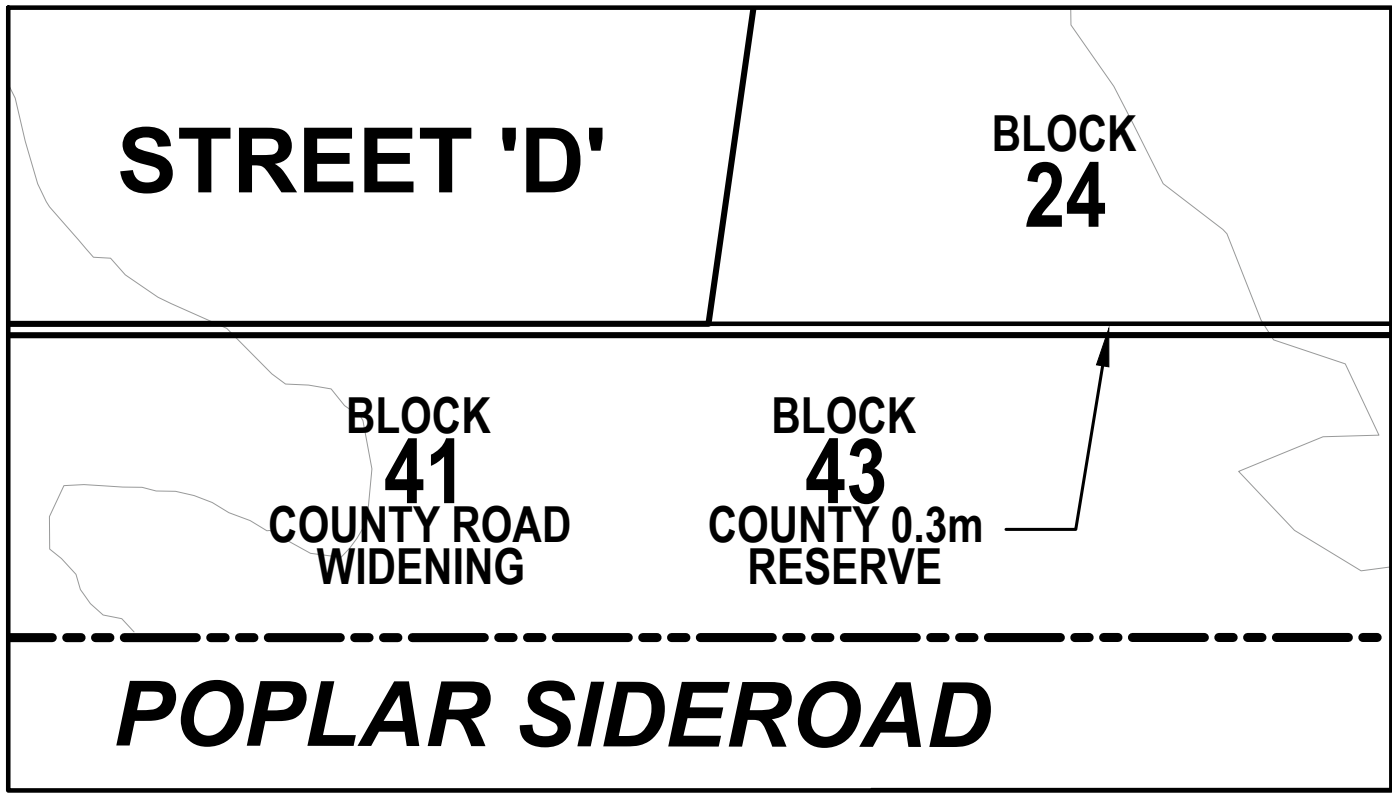
Kory Chisholm BES, M.Sc., MCIP, RPP
Partner

A handwritten signature in blue ink, appearing to read 'Opani Mudalige'.

Opani Mudalige Hon BA, M.Sc., MRTPI
Intermediate Planner

cc. Chris Matson | Matson Planning and Development Inc.

COUNTY 0.3m RESERVE DETAIL



LAND USE SUMMARY			
LAND USE	LOT / BLOCK #	UNITS	AREA
SEMI DETACHED - 9.15m UNITS	01-19	38	1.36ha
TOWNHOUSE - 7.5m UNITS	20-38	98	2.75ha
PARK	39		0.22ha
FUTURE DEVELOPMENT	40		0.13ha
COUNTY ROAD WIDENING	41		0.15ha
TOWN ROAD WIDENING	42		0.04ha
COUNTY 0.3m RESERVE	43		0.005ha
TOWN 0.3m RESERVE	44-45		0.004ha
20m ROAD	A, B, C, D		2.23ha
20m WINDOW ROAD			
TOTALS		136	6.89ha

LEGAL DESCRIPTION

PART OF LOT 40, CONCESSION 10
GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED
TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: _____

CHARLIE KUIJEN - PRESIDENT
POPLAR DEVELOPMENTS I INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN
AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY
SHOWN.

DATE: _____

JAMES M. LAWS - O.L.S.
VAN HARTEN SURVEYING INC.

KEY PLAN

Subject Site

SCALE

0 200 400 600 800
METRES

LEGEND

--- BOUNDARY LINE
--- RIGHT OF WAY LINE
--- BLOCK LINE
--- UNIT LINE
--- PARCEL FABRIC

01 MAR. 20, 2025

- WIDEN STREET D WINDOW ROAD TO 20m ROW
- REDUCE DEPTHS OF BLOCKS 16-23 & 39
- WALKWAY BLOCK REMOVED
- ADD COUNTY 0.3m RESERVE DETAIL
- CHANGE BLOCK 40 FROM PARK TO FUTURE DEVELOPMENT

M.A.M.

REV No. DATE ISSUED / REVISION BY

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17)
OF THE PLANNING ACT R.S.O. 1990 C.P.13 AS AMENDED

A. AS SHOWN
B. AS SHOWN
C. AS SHOWN
D. AS SHOWN
E. AS SHOWN

F. AS SHOWN
G. AS SHOWN
H. MUNICIPAL WATER SUPPLY
I. SANDY SILT
J. AS SHOWN

K. ALL SERVICES AS REQUIRED
L. AS SHOWN

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
MHBC PLANNING

113 COLLIER STREET
BARRIE, ON, L4M 1H2
P: 705 728 0045 F: 705 728 2010
WWW.MHBCPLAN.COM

STAMP

DATE FEB. 28, 2023

FILE No. Y2191

SCALE 1:700 (ARCH D)

DRAWN BY M.M. & R.K.

CHECKED BY

OTHER

PROJECT

SUMMITVIEW
PHASE 3
POPLAR DEVELOPMENTS I INC.
5-167 JOLLIFFE AVENUE
P.O. BOX 760
ROCKWOOD, ON N0B 2K0

FILE NAME DRAFT PLAN OF SUBDIVISION

DWG No. 1 of 1

SCALE BAR

0 5 10 15 20 25 37.5 50

MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

N:\Collingwood\Charleston Homes - Collingwood Phase 3 - Y2191\Drawings\Draft Plan\CAD\Y2191 - Draft
Plan - 2025-03-20.dwg