

PLANNING JUSTIFICATION **REPORT**

ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION

7896, 7914 and 7926 Poplar Sideroad
Town of Collingwood

Date:

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Prepared for:

Poplar Developments I Inc.

Prepared by:

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

MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC)

113 Collier Street

Barrie ON L4M 1H2

T: 705 728 0045 Ext. 224

F: 705 728 2010

Our File Y219I

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1.0 INTRODUCTION

MHBC has been retained by Poplar Developments I Inc. (the “Owner”) to review the planning merits of and prepare a Planning Justification Report (the “Report”) for an application for a Zoning By-law Amendment (the “proposed ZBA”) and Draft Plan of Subdivision (the “proposed Draft Plan”), in order to permit a residential subdivision consisting of 38 semi-detached dwellings, 97 townhouse dwellings and 0.35 hectares of parkland (the “proposed development”). The subject site (the “Site”) is located in the Town of Collingwood, to the north west of the intersection of High Street and Poplar Sideroad (County Road 32). The Site is comprised of three lots, known municipally as 7896, 7914 and 7926 Poplar Sideroad. The Site is legally described as Part of Lot 40, Concession 10, in the Geographic Township of Nottawasaga, Town of Collingwood. **Figures 1 and 2** identify the location of the Site in the Town of Collingwood and provides an aerial photo of the Site. The proposed Draft Plan is included as **Figure 3**.

The property is currently designated “Residential” in the Town of Collingwood Official Plan (see **Figure 5**). The eastern portion of the Site is more specifically designated as “Medium Density Residential”, with the remainder of the Site specifically designated as “Low Density Residential” (see **Figure 6**). The Site is zoned Residential Third Density ((H6)R3) and Residential Second Density ((H6)R2) in the Town’s Zoning By-law (see **Figure 7**). The divide between the Official Plan designations generally corresponds with the divide between the Residential Third Density ((H6)R3) and Residential Second Density ((H6)R2). The proposed ZBA is to re-zone the Site into site-specific Residential Third Density (R3-X) and Residential Second Density (R2-X) exception Zones. The Draft Plan proposes the creation of 38 lots for semi-detached dwellings, and 97 townhouse units.

2.0 PROPOSAL

As stated, this Report accompanies applications for both a Zoning By-law Amendment and Draft Plan of Subdivision. This follows a formal pre-consultation application (ref: D002520) which was submitted in November 2020, and which included a meeting with Town staff on 17 February 2021. Final comments were issued on 27 April 2022. The development now proposed addresses the concerns raised at the pre-consultation stage. Detailed responses to the pre-consultation comments are set out in the accompanying 'Comment Response Matrix'. Giving due consideration to the pre-consultation, this Section of the Report provides details of the proposed ZBA and proposed Draft Plan of Subdivision.

2.1 Proposed Zoning By-Law Amendment

As stated, the Site is currently zoned Residential Third Density ((H6)R3) and Residential Second Density ((H6)R2), in the Town's Zoning By-law (see *Figure 7*). Semi-detached dwellings are permitted in the R2 Zone while Semi-detached Dwellings and Townhouses are permitted in the R3 Zone. Notwithstanding that the majority of the Site is currently zoned to permit residential development, the proposed ZBA would place the entire residential developable area of the Site into site-specific R3 and R2 exception Zones, in order to be consistent with the first two phases of development, provide site specific provisions for the Site and permit uses in conformity with the Town's Official Plan.

More specifically, in order to permit the proposed development, the proposed ZBA would:

- Rezone the Site currently zoned (H6)R3 to a new site-specific R3 exception zone, which would include site specific provisions for maximum lot coverages as they relate to street townhouses;
- Rezone the Site currently zoned (H6)R2 to a new site-specific R2 exception zone, which would include site specific provisions for maximum lot coverage as they relate to semi-detached dwellings;
- Rezone specific areas of the Site to the REC Zone, in order to permit the proposed parkland; and
- Revise the boundary between the R2 and R3 zone to align with the proposed layout.

Appendix B of this Report identifies Schedule A of the proposed ZBA for the Site. As outlined in Table 2.5.5.1 of the Town's Zoning By-law, the conditions for removal of the H6 holding provision are the acceptance of a draft approved plan of subdivision and

confirmation of adequate and functional municipal services. Further details related the availability of services is provided in **Section 9.2** of this Report.

2.2 Proposed Draft Plan of Subdivision

As illustrated on the proposed Draft Plan (see **Figure 3**), the proposed development is for a total of 135 residential units, broken down as follows:

- 97 townhouse units with a frontage of approximately 7.5 metres or greater each, in blocks of between 3 to 6 units.
- 38 semi-detached dwellings: with a frontage of approximately 9 metres or greater.

In addition, the proposed Draft Plan contains two parks which total 0.35 hectares, and walkway (0.03ha) which will act as a pedestrian connection to the municipally owned land to the west.

The Site is proposed to be accessed through three vehicular entrances, one to the east onto High Street, the second along the northern boundary connecting the Site with the subdivision to the north through Bassett Street and the third to the west connecting the Site with the subdivision to the west through Mitchell Avenue. The proposed Draft Plan has been designed in a 'modified' grid system, taking into account the unique shape of the Site.

The majority of the Phase 3 development will drain to the existing Stormwater Management Pond constructed during a previous phase of development, while a small portion of the proposed development will continue to drain to the existing High Street drainage system (see **Section 9.3** of this Report for details)

A Functional Servicing Report has been completed and the Site will be served with municipal sewage and water services. An internal water distribution system can be constructed. The proposed development will require the extension of the existing watermain on High Street and connection to the exiting watermain on Mitchell Avenue. An internal sanitary sewer can be constructed and will convey sewage via gravity to the existing sanitary sewer system within the previous phase of development. See **Section 9.2** of the Report for details.

3.0

SITE AND SURROUNDING USES

The Site is located in the south western area of the Collingwood settlement area, in the Town of Collingwood, County of Simcoe. The Site is bound by High Street to the east and Poplar Sideroad (County Road 32) to the south. To the south-east, the Site abuts existing residential lots at 7882 and 7888 Poplar Sideroad, and to the north the Site abuts an approved residential subdivision currently under construction - specifically the rear of residential properties off Archer Avenue. To the west the Site abuts a long north-south strip of municipally owned land (See *Figures 1 and 2*). The Site is approximately 6.89ha (17 acres) in size, is generally flat, is vacant and is currently used for agricultural purposes. There are no buildings or structures on the Site.

Adjacent and nearby uses to the Site are as follows:

North: Directly to the north is an approved residential subdivision which is partially constructed. To the north of that, south of Sixth Street, is a residential subdivision consisting of single and semi-detached dwellings as well as a 3-storey apartment block.

East: Due to the irregular shape of the Site, the northern portion of the Site abuts High Street directly to the east. The southern portion of the Site abuts vacant residential lots at 7882 and 7888 Poplar Sideroad with High Street beyond. Further, to the east of High Street, is a newly developed residential subdivision. Hurontario Street is approximately 1.5 kilometres to the east.

South: Directly to the south of the Site is Poplar Sideroad, which is the southern boundary of the Town. Beyond Poplar Sideroad is the Township of Clearview, with uses including a cemetery, rural residential type uses and agricultural uses.

West: Directly to the west is an approved residential subdivision which is under construction. Beyond the subdivision is the Black Ash Creek Natural feature, along with rural residential type lots and an agricultural lot. Beyond these uses is Tenth Line, approximately 1 kilometre to the west, which is the western boundary of the Town in this area.

4.0 PLANNING ACT

The *Planning Act* (1990), as amended, sets out the foundation for land use planning in Ontario and describes how land uses may be controlled. The proposed development includes a proposed Zoning By-law Amendment and Draft Plan of Subdivision. The *Planning Act* sets out regulations for Zoning By-laws in Section 34 and Plans of Subdivision in Section 51.

Sections 2 and 3 of the *Planning Act* require that planning decisions have regard to matters of provincial interest, be consistent with the provincial policy statements and conform to the provincial plans that are in effect. **Section 5** of this Report will examine the applicable provincial policy and plans as they relate to the proposed development.

Notwithstanding this, Section 51(24) of the *Planning Act* outlines matters to be regarded when considering Draft Plans of Subdivision, and has been reviewed in the context of the proposed development:

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2;

It is submitted that the proposed development assists in implementing the matters of provincial interest outlined in Section 2 of the *Planning Act*. Further detail is provided in **Section 5** of this Report.

(b) whether the proposed subdivision is premature or in the public interest;

The proposed development is located within the settlement area for the Town of Collingwood and is designated and zoned for residential development. The proposed subdivision is not premature and is in the public interest providing different housing options for the community.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

It is submitted that the proposed development conforms to the County of Simcoe and Town of Collingwood Official Plans, as outlined in **Sections 6 and 7** of this Report. Additionally, it is submitted that the proposed development is compatible with adjacent development.

(d) the suitability of the land for the purposes for which it is to be subdivided;

The Site is ideally suited for the proposed development as it is within the settlement area for the Town of Collingwood and designated and zoned for residential development. The Site has access to existing municipal water and

sewage services and transportation infrastructure and is currently vacant. Additionally there are no identified environmental constraints on the Site

- (e) *the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*

Poplar Sideroad is a County Road (County Road 32) and the County of Simcoe has advised that a road widening is required to conform to Schedule 5.4 of the County Official Plan for a 36 metre Right of Way. Accordingly, an 8 metre widening to the Right of Way and 0.3 metre reserve are proposed along Poplar Sideroad. As outlined in the Traffic Impact Study, no improvements are required to accommodate the development, beyond that which will be provided by the Town in 2041. As outlined in **Section 9.1** of this Report, the proposed development will function appropriately from a transportation perspective.

- (f) *the dimensions and shapes of the proposed lots;*

The proposed Draft Plan (see **Figure 3**) has been designed to provide relatively consistent sized and shaped lots and blocks to accommodate the following residential unit types:

- Semi Detached Dwellings – 9 metre frontage
- Townhouse Dwelling Units – 7.5 metre interior frontage

Amongst other matters, the proposed ZBA would place the Site in site specific R2 and R3 exception zones, in order to permit the proposed residential unit types (see **Section 8.0** below).

- (g) *the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

Section 2.1 of this Report outlines the content of the proposed ZBA, with **Section 8.0** providing a detailed analysis of the Town's Zoning By-law.

- (h) *conservation of natural resources and flood control;*

A Stormwater Management Report has been completed. Stormwater will be directed to the existing Stormwater Management Pond constructed during a previous phase of development, while a small portion of the proposed development will continue to drain to the existing High Street drainage system (see **Section 9.3** of this Report for details) Additionally there are no identified environmental constraints on the Site.

- (i) *the adequacy of utilities and municipal services;*

The proposed development will be serviced with municipal water and wastewater services. As outlined in **Section 9.2** of this Report, the Functional Servicing Report has determined that there is capacity to service the proposed development.

(j) the adequacy of school sites;

During Pre-consultation, the Simcoe County District School Board was circulated and advised they have no objection to the applications subject to their standard warning clauses being included and conveyed to future purchasers.

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

Two parks totalling 0.35 hectares in size (5 percent of the developable area) are proposed to be dedicated to the Town, along with 1 walkway, which provides dedicated pedestrian access towards the municipally owned land to the west. .

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

The proposed Draft Plan has been designed in a 'modified grid pattern', taking into consideration that unique shape of the Site, in order to allow for efficient pedestrian and vehicular movements. Additionally, the proposed development has been designed to an appropriate density, to allow for the efficient use of land, and will utilize nearby existing and future municipal servicing infrastructure.

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act [...].

The proposed Draft Plan is being submitted in conjunction with the proposed ZBA, to ensure that the applicable zoning for the Site is appropriate for the proposed build form.

Section 34 of the *Planning Act* sets the legislative framework for Zoning By-laws. In accordance with Subsection 34. (1), the proposed ZBA appropriately regulates relevant matters as it relates to, restricting the use of land and the location of buildings, as well as regulating the construction of buildings. Subsection 34. (10.1) requires applications for Zoning By-law Amendments to include the prescribed information and material outlined in Ontario Regulation 545/06. The prescribed information is satisfied through the submission of this Report, the Zoning By-law Amendment application form, the proposed Draft Plan, the Functional Servicing Report and the Stormwater Management Report. Additional requirements, as determined by the Town through pre-consultation phase have also been satisfied. Therefore, the proposed ZBA complies with the policies of Section 34 of the *Planning Act*.

5.0 PROVINCIAL POLICY

The Site is subject to both the 'A Place to Grow: Growth Plan for the Greater Golden Horseshoe' (2020) and the Provincial Policy Statement (2020).

5.1 Provincial Policy Statement (2020)

The Provincial Policy Statement (the "PPS") is a province wide planning policy document that all planning decisions shall be consistent with. The PPS seeks to sustain healthy, liveable and safe communities by promoting efficient, cost-effective development and land use patterns, protecting resources for economic or environmental benefit and directing development away from areas of public health or safety risk.

Within Settlement Areas, sufficient land is to be made available through intensification, redevelopment and designated growth areas. The Site is located within the Settlement Area in the Town of Collingwood and is designated for growth (residential) in the Town's Official Plan but has not yet been developed. Accordingly, the Site is considered a designated growth area and so has already been determined to be required in order to meet the projected growth needs of the Town over the 20 year horizon. The entire PPS has been reviewed in relation to the proposed development however, the following is a summary of policies within the PPS which are specifically discussed as it relates to this proposed development.

Section 1.1.1 provides policies for sustaining healthy, liveable and safe communities, including by: avoiding development and land use patterns which may cause environmental or public health and safety concerns; promoting cost-effective development patterns and standards which minimize land consumption and servicing costs; and by ensuring the necessary infrastructure is available to meet current and projected needs.

Section 1.1.3 provides specific policies for settlement areas, including that settlement areas shall be the focus of growth and development. Additionally, land use patterns in settlement areas shall be based on densities and a mix of land uses which, among other things, efficiently use land as well as infrastructure and public service facilities, and shall support active transportation. Development in designated growth areas should occur adjacent to the existing built-up area with a compact form, mix of uses and densities to allow for the efficient use of land, infrastructure and public service facilities. The Site is located in close proximity (approximately 300 metres) to the existing built boundary in the Town, will contain a mix of housing types and lot sizes and was designed to appropriate density to allow for the efficient use of land and resources, as reviewed in **Section 5.2** of this Report.

Section 1.4 contains the Housing policies of the PPS. **Section 1.4.3** notes that planning authorities shall provide for housing and densities to meet projected market needs by, among other things, permitting and facilitating residential intensification in

locations where appropriate levels of infrastructure and public service facilities currently exist or are planned, and by promoting densities for new housing which efficiently use land, resources and infrastructure. It is submitted that the proposed development is consistent with these policies.

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 113 new dwellings in an efficient and compact manner. It is submitted therefore that the proposed development is consistent with the above PPS policies.

Section 1.1.1 of the PPS states that, among other things, healthy, liveable and safe communities are sustained by accommodating a mix of residential types, recreation, park and open space. **Section 1.5** elaborates on this setting out that healthy, active communities should be promoted by, among other things, planning streets to meet the needs of pedestrians and to facilitate active transportation, and planning and providing for a publically-accessible built and natural settings for recreation, including parklands and open space areas.

The proposal for two parks and an open space pedestrian connection, as well as pedestrian access to the existing development to the north and west as well as onto High Street, is in accordance with these policies.

Section 1.6 contains the Infrastructure and Public Service Facilities policies of the PPS. Generally these policies require infrastructure and public service facilities to be provided in a cost effective manner with the use of existing infrastructure being optimized.

Section 1.6.6 provides the policies for sewage, water and stormwater. In accordance with the sewage and water policies, the proposed development will allow for the efficient use and optimization of existing/future municipal water and sewage services, as set out in the Functional Servicing Report submitted. Additionally, a Stormwater Management Report has been submitted in support of the proposed development, consistent with the requirements of **Policy 1.6.6.7**. Details of the findings of these reports are outlined in **Sections 9.2 and 9.3** of this Report.

In accordance with the Transportation policies of **Section 1.6.7**, the proposed development is situated with frontage on existing County Road 32 (Poplar Sideroad) and High Street, is supported by a Traffic Impact Study as outlined in **Section 9.1** of this Report, 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.

Section 2 of the PPS provides policies regarding the wise use and management of the natural environment and resources. **Section 2.1.4** outlines natural heritage features in which development and site alteration is not permitted. The Site does not contain any of these features. Likewise, **Section 2.1.5** identifies natural heritage features where development and site alteration are not permitted unless it is demonstrated that there will be no negative impact on these features or its ecological function. Similarly the Site does not contain any of these identified natural features.

Section 2.2 of the PPS provides policies regarding water quality and quantity, including that they shall be protected, improved or restored by minimizing potential negative impacts and by implementing necessary restrictions on development to protect, improve or restore sensitive surface water features. This is elaborated in **Section 2.2.2** which requires development and site alteration to be restricted in or near sensitive surface water features so that their related hydrologic functions are protected, improved or restored. The Stormwater Management Report which has been submitted alongside this application confirms that the majority of the Site will utilize the existing SWM pond which outlets into Black Ash Creek. It further confirms that the creek has been recently channelized, which allows for peak flows to be released uncontrolled to the creek and as such post to pre-development control is not required.

Section 2.6 of the PPS provides policies related to Cultural Heritage and Archaeology. A Phase1-2 Archaeological Assessment was conducted for the majority of the Site alongside earlier phases of development. The Assessment confirmed that no further archaeological assessment was required. A separate assessment was carried out for the southern portion of the Site. This Assessment did not identify any archaeological resources on the Site. See **Section 9.4** of this Report for further detail.

Section 3 of the PPS provides policies regarding natural hazards. There are no identified natural hazards on the Site.

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

5.2 Growth Plan for the Greater Golden Horseshoe

The Town of Collingwood is within the boundaries of the Growth Plan for the Greater Golden Horseshoe (the "Growth Plan") (2020) and thus the policies within the Growth Plan are applicable to the Site. The Growth Plan was created by the Province to guide the building of stronger more prosperous communities through the management of growth. The Growth Plan contains various principles which are to guide decisions on how land is developed. These guiding principles are outlined in **Section 1.2.1** and include building complete communities, , protecting natural resources, optimizing the use of infrastructure, and providing for different approaches to managing growth that recognize the diversity of communities. The proposed development aligns with the guiding principles as it utilizes existing municipal infrastructure for water and wastewater servicing, and transportation access.

Section 2 provides policies about where and how to grow with an emphasis on directing growth to existing settlement areas. Specifically, **Sections 2.1 and 2.2** provides requirements for how population and employment growth will be accommodated. These requirements include directing development to settlement areas that offer municipal water and wastewater systems, providing for a diverse mix of housing types, publically accessible open spaces and easy access to local stores and services, and building compact, transit-supportive communities in designated Greenfield areas. The Site is within the settlement area of Collingwood where existing infrastructure and municipal servicing is available. The Site is located outside of the

existing built boundary and so is considered a designated Greenfield area. The proposed development provides a diverse mix of housing types with semi-detached and street townhouse dwellings on varying lot sizes, and includes two parks. This is considered to help contribute to creating a complete community. Additionally, the proposed development has been designed to an appropriate density given the characteristics and constraints of the Site and existing Official Plan designations on the Site, as outlined later in this Report.

Section 2.2.7 provides policies for designated Greenfield Areas, including directing development in such areas to be planned, zoned and designed to contribute to creating a complete community, support active transportation and encourage the viability of transit services. As stated, the proposed development contains a mix of residential unit types and lot sizes, to help contribute to creating a complete community. Additionally, the proposed development was designed with a modified grid street pattern, in consideration of the shape of the Site. The proposed Draft Plan includes various walkways to facilitate pedestrian access to the Site and park/open spaces areas to provide public spaces to different areas of the Site.

Section 2.2.7.2 requires the entire designated Greenfield area in the County of Simcoe to achieve a minimum density of no less than 40 residents and jobs per hectare. The Growth Plan confirms that density targets are to be measured over the entire Town and not applied on a site by site basis.

Whilst the density targets are to be measured over the entire Town, when applied specifically to the Site, the minimum Growth Plan density target for the Town equates to a population of 275.6. The County of Simcoe's Land Budget (2016) estimates for the year 2021, for the Town of Collingwood, identifies 'persons per unit' ratios of 2.39 and 2.15 for semi-detached dwellings and row houses (townhouses) respectively. The proposed Draft Plan includes 38 semi-detached lots and 97 townhouse units, for a total of 135 units. This equates to a population of 300 and a density of approximately 44 people per hectare.

Therefore, the proposed Draft Plan meets the minimum density target established by the Growth Plan for designated Greenfield areas in the County of Simcoe.

Section 3 contains the Infrastructure policies of the Growth Plan, with specific subsections related to Transportation (**3.2.2 and 3.2.3**), Water and Wastewater Systems (**3.2.6**), and Stormwater Management (**3.2.7**). In accordance with the transportation policies, the Site is well located to utilize existing transportation infrastructure, being High Street and Poplar Sideroad. The proposed development also provides walking connections within the proposed development, and to High Street and Poplar Sideroad. South Georgian Bay Regional Transit runs bus services in Collingwood. There is currently a route that travels down High Street from 10th Street before turning east onto Campbell Street, which is less than 600m northeast of the Site. The service provides linkages directing into the centre of Town. The proposed Draft Plan has been designed to focus the townhouse units near High Street, in proximity to the transit route.

Regarding water and wastewater services, the proposed development will utilize the existing municipal water and wastewater systems, utilizing existing infrastructure and infrastructure constructed during an earlier phase of development.

Section 4 contains policies for protecting natural systems, prime agricultural areas, mineral aggregate resources and the conservation of water, energy, air quality, cultural heritage and archeological resources. There are no natural features on Site. While the Site is currently used for agricultural purposes, it is designated for residential development in the Town's Official Plan and is located within a settlement area it is not considered a prime agricultural area. A Phase1-2 Archaeological Assessment was conducted for the majority of the Site alongside earlier phases of development. The Assessment confirmed that no further archaeological assessment was required. A separate assessment was carried out for the southern portion of the Site. This Assessment did not identify any archaeological resources on the Site. See **Section 9.4** of this Report for further detail.

Collingwood is subject to the Simcoe Sub-Area policies of **Section 6**. The Town of Collingwood is identified as a 'Primary Settlement Area' within this Section. Amongst other matters, these policies require primary settlement areas like Collingwood to support the achievement of complete communities and to ensure the development of high quality urban form and public open spaces that are transit supportive and support active transportation. As stated, the proposed development will assist in creating a complete community through the provision of a mix of residential units and lot sizes, and will include parks and allow for ease of access to the Town's transit services. The Town of Collingwood also has town-wide urban design guidelines that are applicable to the development of the Site.

Based on a comprehensive review of the proposal and applicable policies of the Growth Plan, it is submitted that the proposed development conforms to the Growth Plan.

It is noted that a **draft Provincial Planning Statement** (April 2023) has been published which aims to consolidate and replace both documents above.

6.0

COUNTY OF SIMCOE OFFICIAL PLAN

The County of Simcoe Official Plan (the “County OP”) was adopted by the County of Simcoe Council on November 25, 2008, and has been amended a number of times since. The most recent consolidated version was approved February 2023.

Among other things, the goals of the County OP generally aim to protect, conserve and enhance the County’s natural and cultural heritage; to achieve wise management and use of the County’s resources; to implement growth management to achieve lifestyle quality and efficient and cost effective municipal servicing, development and land use; to achieve coordinated land use planning among the County’s local municipalities and with neighbouring jurisdictions and First Nations lands; and to promote, protect and enhance public health and safety (**Section 1.3** refers). It is submitted that the proposed development assists in achieving many of these goals as it will make use of existing infrastructure, and not create any health or safety risks to the public. There are no natural features on the Site.

As noted in **Section 3.1** of the County OP, the growth management strategy aims, among other things, to direct a significant portion of growth and development to settlements where it can be effectively serviced, with a particular emphasis on primary settlement areas. It also aims to enable the development of a diverse range of housing options. Collingwood is identified as a ‘primary settlement area’ in Table 5.1 of the County OP.

The Site is located within the Settlement designation of the Town of Collingwood in the County OP Schedule 5.1 (see **Figure 4**). Municipal servicing is available to the Site. The proposed development includes different housing options including semi-detached dwellings and townhouses, both with varying lot sizes, as well as two parks. As such, the proposed development conforms to the aims of the growth management strategy within the County OP.

Section 3.2 sets out the population projections for municipalities, where Collingwood has a projected population of 33,400 by 2031. It confirms that the majority of population growth will be directed to settlement areas with full municipal water and sewage services. The Site is located within a primary settlement area and will be serviced with municipal water and sewage services. With 135 dwellings units proposed, it additionally makes a significant contribution towards accommodating the population projection for the municipality

Section 3.3 of the OP hosts general development policies that apply throughout the County. It confirms that the subdivision of land will only be granted for the land uses that are permitted in the designation or that maintain the intent of the County’s OP

objectives. It goes further to say that lots may only be created where they have access to and frontage onto a public highway. The proposed development is only for land uses permitted in the settlement designation. All lots will have access and frontage onto a public road and it is anticipated that the Town will require the entering into of a subdivision agreement.

In conformity with the natural heritage general development policies of the County OP, the Site does not contain any of the natural heritage features identified in **Section 3.3.15**.

Section 3.3.19 provides guidance for municipalities to establish Stormwater management policies and confirms the parameters of Stormwater Management Reports. A Stormwater Management Report has been prepared for the proposed development and findings are set out in **Section 9.3** of this Report. **Section 3.3.20** requires development applications to be accompanied by a Traffic Impact Study where development would affect County Roads, so as to determine if any highway design improvements are required. Accordingly, a TIS has been prepared for the proposed development and conclude that the proposed development can be accommodated by the existing road network, with no additional improvements required except those that are currently planned. See **Section 9.1** of this Report for further details.

Section 3.5 of the County OP contains the Settlements designation land use policies. The objectives of the Settlements designation include focusing population and employment growth and development within settlements, to develop a compact urban form that promotes the efficient use of land, and provision of municipal services, being sustainable and being comprised of complete communities in proximity to amenities, support services and transit. The proposed development is in conformity with the objectives of the Settlements designation as it is located within the settlement area of the Town of Collingwood, makes efficient use of existing infrastructure, maximizes the use of land through a combination of semi-detached and townhouse dwellings and promotes recreation with two parks.

In addition to being within a settlement area, that Site is considered a designated Greenfield area in its entirety, and is also designated as lands for urban uses (Residential) in its entirety. The Site is located in close proximity to the existing built boundary, which is located across High Street to the north east of the Site. Additionally, the property to the north of the Site is an approved residential subdivision.

The County OP identifies population forecasts for Collingwood (**Section 3.2**). An assessment has not been undertaken to determine if the population proposed to be generated by the Site meets or exceeds that forecasted growth as **Section 3.5.10** of the OP identifies that the Town can plan for development in excess of the population forecasts if development contributes to the achievement of the density or intensification targets, is on lands for urban use, can be serviced, and is in accordance with the Lake Simcoe Protection Plan (If applicable). It is submitted that the Site does contribute to the density targets (as outlined below), the Site meets the definition of "lands for urban use", it can be properly serviced in accordance with provincial plans and policies as outlined in Section 5.0 of this Report and in accordance with the County OP as outlined below, and the LSPP is not applicable to the whole of the Town.

Section 3.5.24 confirms that the minimum density target for designated Greenfield areas in the Town of Collingwood in its entirety is 50 residents and jobs per hectare. The density of the proposed development is calculated as 44 residents per hectare. As noted in **Section 7.0** of this Report, the local policies of the Town of Collingwood OP provide for a density of a minimum of 15 UPH and a maximum of 20 UPH for the portions of the Site which are Low Density, and minimum of 20 UPH and a maximum 55 UPH for Medium Density. On the Low Density designated portion of the Site the UPH is 17.1; on the Medium Density designated portion of the Site the density is 21.7 as outlined in Section 7.0 of this Report.

Therefore, notwithstanding that the proposed Draft Plan is under the minimum density target established for designated Greenfield areas in the Town of Collingwood as a whole, it is submitted that the proposed density of the Site is appropriate for the following reasons:

- The proposed development meets the density requirements for the form of development proposed, as seen above;
- The property to the north and west of the Site is an approved residential subdivision, which is zoned to permit low and medium density residential uses and has been designed for single detached and townhouse dwellings. Accordingly, the proposed Draft Plan has been designed to include semi-detached dwellings along the western boundary of the Site, and townhouses to the northern boundary of the Site, to allow for appropriate compatibility; and
- The Site is currently zoned a combination of R3 and R2 in the Town's Zoning By-law. For the area currently zoned R3, the proposed Draft Plan proposes townhouse dwellings, which is a permitted use in the standard R3 zone.

It is submitted that the proposed development is appropriate for the Site, and that the proposed density will not compromise the ability of the Town or County to meet their respective density targets.

Settlement Form policies in Sections 3.5.27 – 3.5.32 apply to the proposed development. In conformity with these policies, the proposed development includes walkways provides a range of housing types, and has been designed to provide higher density housing types (townhouses) in proximity to existing public transit.

Section 4.1 of the County OP contains policies related to healthy communities and housing development. The proposed development provides a range of housing types and opportunities for recreation and active transportation with two parks, and walkways throughout the development.

Section 4.5 underlines that water is a crucial resource and that development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features. It requires municipalities to ensure that stormwater management practices match pre development stormwater flow rates and where possible, minimize flow rates. **Section 4.7** contains policies related to sewage and water services. It

outlines the preferred method of servicing for settlement areas and multi-lot development is full municipal sewage and water services. A Functional Servicing Report has determined that municipal water and sewage services can be provided to the Site (see **Section 9.2** of this Report).

Section 4.8 contains the Transportation policies of the County OP. The Site is located along County Road 32 (Poplar Sideroad) which, as per **Schedule 5.5.1**, is a 'Primary Arterial Road'. As outlined by **Section 4.8.24**, the main function of County Roads is to provide for traffic movements between activity areas. To assist in preserving this function, the proposed development does not propose a vehicular access to County Road 32. **Table 5.4** of the County OP identifies the required basic right-of-way widths for the county road system. This identifies County Road 32 (Poplar Sideroad) as a Primary Arterial road requiring a width of 36m. Additionally, during Pre-consultation, the County of Simcoe advised that an 8 metre road widening would be required for County Road 32. Accordingly, the proposed Draft Plan includes an 8 metre road widening along County Road 32 (see **Figure 3**).

Section 4.8.26 requires a traffic impact analysis where development applications will impact County Roads. The Traffic Impact Study for the proposed development determined that the proposed development can be accommodated by the surrounding road network with no additional improvements required, except those which are already planned for.

Based on a comprehensive review of the proposal and applicable policies of the County Official Plan, it is the opinion of this office that the proposed development conforms to the policies of this County of Simcoe Official Plan.

7.0 TOWN OF COLLINGWOOD OFFICIAL PLAN

The Town of Collingwood Official Plan (the "Town OP") was approved in May 2004. The Town OP has since been consolidated in January, 2019.

As illustrated in Schedule A (Land Use) of the Town OP, the Site is designated 'Residential', (see **Figure 5**). Additionally, as illustrated on Schedule C (Residential Density) the Site is a mix of 'Lower Density' and 'Medium Density' (see **Figure 6**) and Schedule E (Municipal Service Areas) identifies the Site as within Municipal Service Area 2.

Section 2.5 provides growth management policies. As outlined by **Section 2.5.5**, lands designated for urban uses on Schedule A, will accommodate the Town's 2031 population allocation. **Section 2.5.6** identifies the projected dwelling type mix for the Town as 60% single and semi-detached, 20% townhouses and 20% apartments. **Section 2.5.7.2** re-iterates the minimum density target of 50 residents and/or jobs per hectare within designated Greenfield areas, as established by the County OP. **Section 2.5.7.3** specifies some flexibility may be permitted with regards to achieving the density target on a development specific basis, *"where it can be shown that there is a reasonable possibility of achieving the density target across the entire extent of designated and available development parcels within the designated Greenfield area"*.

Section 6.0 of this Report contains a detailed analysis of the minimum density target for designated Greenfield areas and density of the proposed development. To summarize, it is the opinion of the undersigned that the density of the proposed development is appropriate when considering the nature of the Site, compatibility with adjacent uses, the density policies of the Town OP, and approved permitted uses and provisions for the Site.

As outlined in **Section 3.2** Figure 3 of the Town OP, infrastructure (including stormwater management facilities) and public parks are permitted in the Residential designation.

Section 3.5.3 identifies the intent of the Town OP to not permit major forms of new development unless adequate municipal water, sanitary sewer and storm sewer facilities are available. It also intends that new development generally be contiguous with the existing built up areas. As stated, the Site is located within Service Area 2, as identified on Schedule E, and is contiguous to the built up area.

Regarding Service Area 2, **Section 3.6.2** specifies that Services Area 2 *"...represents the area beyond the built boundary to which municipal services can most easily/efficiently be extended to facilitate new development"*. It further specifies that

development may proceed in Service Area 2 subject to engineering studies confirming the feasibility, location and magnitude of any required servicing extensions, and where Council is satisfied that it can recover the full cost of water, sanitary or stormwater facilities. As outlined in the Functional Servicing Report (see **Section 9.2** of this Report), the proposed development can be served by existing municipal water and sanitary services, and will require the extension of the existing watermain on High Street and connection to the existing watermain on Mitchell Avenue. Additionally, the FSR outlines that it is expected that there is sufficient capacity in the existing municipal systems to accommodate the proposed development. The majority of Stormwater will be accommodated via the SWM facility located within the earlier phases of development. A limited amount of runoff will be directed to the existing municipal system.

Section 3.8 provides goals and objectives related to Urban Design Guidelines. In accordance with the objectives, the Draft Plan has been designed to include appropriate pedestrian walkways across the Site, and to include higher density housing forms (townhouses) to the east of the Site in proximity to an existing public transit line. Specific landscaping and other design considerations will be considered through conditions of Draft Plan approval. An Urban Design & Architecture Control Guidelines report has been submitted with the application to establish the design expectations for the proposed development.

Section 4.3 provides policies for the Residential designation. In accordance with the goals and objectives for the designation, the density of the proposed development is appropriate and will not compromise the ability of the Town to conform to the minimum density target as outlined in **Section 6** of this Report. The proposed Draft Plan has been designed to include future connections to the adjacent neighbourhood to the west and north, and been designed with consideration for providing opportunities for public transit access and active transportation.

Section 4.3.2.4 provides general policies that are applicable to all residential density designations, including recognition that the achievement of permitted density ranges is contingent upon appropriate servicing infrastructure and capacity being available, driveway access to residential development shall reflect the function and design of the adjacent road system, and the maximum density for a given density designation is considered a 'hard ceiling'. The same absolute policy criterion is not afforded to the minimum density target.

Permitted uses in the Low Density Residential designation include single-detached dwellings, semi-detached dwellings, duplex dwellings and boarding homes. The proposed ZBA would permit these uses in the R2-X zone; these are the same permitted uses as for the standard R2 zone.

The minimum density target within the Low Density Residential designation is 15 dwelling units per gross hectare, with the maximum density being 20. The proposed Draft Plan features a density of 17.1 units per gross hectare within the area of the Site designated Low Density Residential.

Permitted uses in the Medium Density Residential designation include single detached dwellings, semi-detached dwellings, duplex dwellings, four lexes, triplexes, townhouse,

apartments, student dormitories and boarding homes. The proposed ZBA would permit these uses in the R3-X zone; these are the same permitted uses as for the standard R3 zone.

The minimum density target within the Medium Density Residential designation is 20 dwelling units per gross hectare while the maximum density is 55 units per gross hectare. The proposed Draft Plan features a density of 21.7 units per gross hectare in this area of the Site. Accordingly, the proposed development complies with the density requirements for the Medium Density Residential designation.

It is submitted that the Site has been appropriately designed from a density perspective.

Section 4.3.2.12 outlines criteria that must be addressed in consideration of an Official Plan and/or a Zoning By-law Amendment:

- The proposed development is acceptable from a transportation perspective, as concluded by the Traffic Impact Study (see **Section 9.1** of this Report);
- The Functional Servicing Report has concluded that the Site can be appropriately serviced with municipal water and sewage services;
- The proposed development includes two parks, totalling 0.35 hectares in size.
- The Site is currently designated for the proposed use and proposes a similar built form to the approved subdivision to the north and west of the Site.
- The proposed development conforms to the policies of the Town's Official Plan, as outlined throughout this Section of the Report.

Section 5 of the Town OP provides the Transportation policies. **Schedule D** of the Town OP identifies both High Street and Poplar Sideroad as being arterial roads. More specifically, Poplar Sideroad (County Road 32) is identified as a Primary Arterial County Road by the County of Simcoe Official Plan.

Section 5.3.3.1 specifies that arterial roads are designed to carry large volumes at traffic at relatively high-operating speeds, and shall have a minimum right-of-way width ranging from 26 to 36 metres. Access to such roads from abutting properties shall be kept to a minimum, with no access permitted where a traffic hazard would be created. In consideration of the design and intended function of High Street and Poplar Sideroad, the proposed development includes only one permanent access onto High Street.

The Traffic Impact Study has determined that the proposed development will have acceptable impacts to the surrounding road network, as summarized in **Section 9.1** of this Report. In addition to the proposed access arrangement, the proposed Draft Plan includes provision for an 8 metre widening block to Poplar Sideroad, as requested by the County during pre-consultation.

As encouraged by **Section 5.3.8**, the proposed Draft Plan has been designed to include a compact urban form, relative to the nature of Site and surrounding uses, with higher

density housing (townhouses) located to the east of the Site, nearer to High Street and the existing public transit route.

A Stage 1-2 Archaeological Assessment was conducted for the majority of the Site, alongside earlier phases of development. The Assessment confirmed that no further archaeological assessment was required. A separate assessment was carried out for the southern portion of the Site and concluded that the Site does not contain any archaeological resources. Likewise, the Site also does not contain any existing buildings. See **Section 9.4** of this Report for further detail.

Section 8.2.1.2 outlines criteria for Council's considerations when reviewing proposed Zoning By-law Amendments:

- a) As stated throughout this Report, the proposed development will not have a deleterious impact on adjacent uses;
- b) The proposed ZBA would permit residential uses and so does not pose a danger to adjacent uses;
- c) The Stormwater Management Report confirms water quality will be protected;
- d) The proposed ZBA conforms to the provisions of the *Planning Act* (see **Section 4.0**), County of Simcoe Official Plan (see **Section 6.0**), and Town of Collingwood Official Plan as outlined throughout this Section.
- e) The required reports and studies to accompany the proposed ZBA were determined with Township staff and other external agencies through the pre-consultation process. It is submitted that the application for the proposed ZBA is a complete application.

As outlined in Section 8.2.2.3, a holding symbol shall be removed once Council is satisfied that the development can proceed in accordance with the policies of the Town OP, which has been demonstrated throughout this Section of the Report. Additionally, as noted in the Town's Zoning By-law, the conditions associated with the H6 holding zone, which applies to the Site, are:

- The acceptance of a draft approved plan of subdivision; and
- Confirmation of adequate and functional municipal services.

The application for the proposed ZBA and removal of the holding provision is being submitted in conjunction with the application for a Draft Plan of Subdivision. Additionally, the Functional Servicing Report has confirmed that there are adequate municipal services to serve the proposed development (see **Section 9.2** of this Report).

In accordance with Section 8.5 of the Town OP, an application for a Draft Plan of Subdivision has been submitted for the proposed development, and the Site can be provided with adequate municipals services, as outlined throughout this Report. Additionally, it is submitted that the application for the Draft Plan of Subdivision contains all required information to be considered complete.

Based on a comprehensive review, it is the conclusion of this office that the proposed ZBA and proposed Draft Plan conforms to the Town of Collingwood Official Plan.

8.0 TOWN OF COLLINGWOOD ZONING BYLAW

As stated, the proposed ZBA would re-zone the Site from the Residential Third Density (H6)R3 and Residential Second Density (H6)R2 Zones to a new site-specific Residential Third Density Exception (R3-X) Zone and a new site-specific Residential Second Density Exception (R2-X) Zone (see *Appendix B*).

The area proposed to be rezoned to the R3-X zone is currently zoned R3(H6), while the area proposed to be rezoned to the R2-X zone is currently zoned R2(H6). The permitted uses for the standard R3 and R2 Zones are proposed to be retained for the R3-X and R2-X Zones. A portion of the Site is also proposed to be rezoned to the REC zone, in order to permit the proposed parkland.

Tables 1 and **2** below outline the existing zone provisions for the standard R3 and R2 zones, the proposed zone provisions for the R3-X and R2-X zones, and the conditions portrayed in the proposed Draft Plan.

Table 1 – Zone Provisions – R3-X Zone

Zone Provisions	R3 Zone – Existing Requirement (Townhouse)	R3-X Zone – Proposed Requirements (Townhouse)	Provided within Draft Plan
Minimum Lot Area (m ²)	Nil(d) Street townhouse – 225 sqm	No change	225.86sqm
Minimum Lot Frontage (m)	Nil(d) Street townhouse – 7.5m	No change	7.5m
Minimum Front Yard (m)	4.5m	No change	TBD
Minimum Exterior Side Yard (m)	4.5m	No change	TBD
Minimum Interior Side Yard (m)	0.0 (b) End unit -1.8m	No change	TBD
Minimum Rear Yard (m)	7.5m	No change	TBD

Maximum Height (m)	12.0m	No change	TBD
Maximum Lot Coverage (bungalow)	Not applicable	50%	TBD
Maximum Lot Coverage (other than bungalow)	45 %	No change	TBD
Minimum Landscaped Open Space	35 %	No change	TBD

Table 2 – Zone Provisions – R2-X Zone

Zone Provisions	R2 Zone – Existing Requirement (Semi Detached)	R2-X Zone – Proposed Requirements (Semi Detached)	Provided within Draft Plan
Minimum Lot Area (m ²)	275sqm	No change	275.37sqm
Minimum Lot Frontage (m)	9.0m	No change	9.0m
Minimum Front Yard (m)	4.5m	No change	TBD
Minimum Exterior Side Yard (m)	4.5m	No change	TBD
Minimum Interior Side Yard (m)	1.2m & 0.0m	No change	TBD
Minimum Rear Yard (m)	7.5m	No change	TBD
Maximum Height (m)	12.0m	No change	TBD
Maximum Lot Coverage (bungalow)	45 %	50%	TBD
Maximum Lot Coverage (other than bungalow)	40 %	45%	TBD
Minimum Landscaped Open Space	35 %	No change	TBD

Where 'TBD' is noted above, the proposed dwelling units will comply with the zoning provisions as amended. Details will be confirmed at the Building Permit stage.

As outlined in **Tables 1** and **2** above, the proposed site specific provisions for the R3-X and R2-X zones relate to maximum lot coverage for the proposed semi-detached and townhouse units. It is submitted that these increased requirements are appropriate for the Site as the proposed development conforms to the density requirements for the Medium Density Residential and Low Density Residential designations (see **Section 7.0** of this Report). Additionally, the request is consistent with the approvals for the previous phase of development (to the north and west), allows for a more efficient use of the lots.

In compliance with the general provisions of the Zoning By-law, all of the lots in the proposed Draft Plan will be connected to municipal water and sewage services and will have frontage onto a public street. Additionally, all of the proposed lots will be required to comply with the standard parking provisions of the By-law, which require 2 parking spaces per semi-detached or townhouse dwelling.

Based on a comprehensive review, it is submitted that the proposed 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 proposed ZBA, and the proposed ZBA is appropriate for the Site.

9.0 TECHNICAL STUDIES

This Section of the Report summarizes the various Technical Studies that have been completed for the Site and proposed development and included in the application submission package.

9.1 Traffic Impact Study

A Traffic Impact Study (the "TIS") was conducted for the proposed development by Tatham Engineering, dated April 13 2023. The purpose of the TIS is to address requirements of the Town of Collingwood and County of Simcoe regarding potential transportation impacts. Specifically, the TIS analyzed the operations of the surrounding road network under existing and estimated future background conditions from 2030 to 2040, estimated the number of new trips likely to be generated by the proposed development, analyzed the operations of the surrounding road network and Site intersections under total future conditions, and determined the resulting impacts and need for mitigation measures.

The study road network of the TIS included High Street, Poplar Sideroad (County Road 32), Plewes Drive/Findlay Drive, Campbell Street, Rowland Street and Hurontario Street (County Road 124), along with the following intersections:

- Hurontario Street and Poplar Sideroad;
- High Street and Poplar Sideroad (roundabout);
- High Street and Plewes Drive/Findlay Drive;
- High Street and Campbell Street; and
- Rowland Street and Poplar Sideroad.

The proposed development access intersection was also assessed based on estimated trip generation of the proposed development.

Based on its analysis, the TIS provided the following conclusions:

- The development is expected to generate 65 trips during the AM peak hour and 77 trips during the PM peak hour;
- All but one intersection of those reviewed will provide acceptable operations through to 2040, including the proposed new intersection with High Street. The intersection of High Street with Plewes Drive/Findlay Drive will experience poor operations in 2040 due to increased volumes on High Street, notwithstanding the proposed development of Phase 3;
- A sensitivity analysis that the High Street with Plewes Drive/Findlay Drive intersection and the proposed new intersection with High Street will provide acceptable operations and no further improvements are required to accommodate the 2041 projections;

- Exclusive turn lanes are not warranted for the proposed new intersection with High Street; and,
- Sightlines of the proposed new intersection with High Street are considered acceptable.

9.2 **Functional Servicing Report**

A Functional Servicing Report (the “FSR”) was prepared for the Site by Tatham Engineering, dated May 4 2023. The FSR addresses servicing requirements for the proposed development including water supply, sanitary sewage servicing, and utility distribution (hydro, telephone, cable TV and gas). The FSR also summaries stormwater management and transportation considerations, which are reviewed in greater detail in the Traffic Impact Study and Preliminary Stormwater Management Report, summarized in **Sections 9.1 and 9.3** of this Report respectively.

A summary of the conclusion of the FSR are as follows:

- As it relates to water supply: an internal water distribution system can be constructed to service the proposed development. Access to the Town water distribution system will be provided via an extension of and connection to the existing watermain on High Street and a connection to the watermain on Mitchell Avenue. The municipal water treatment system has capacity to service the proposed development.
- As it relates to sanitary sewage: an internal sanitary sewer can be constructed to serve the development, connecting to the existing system within Phase 1 to the north. There is capacity within the existing wastewater treatment plant to service the proposed submission.
- As it relates to storm sewer: an internal storm sewer will be constructed and discharged into the SWM facility located within the built out Summitview development. A small portion of runoff will be directed to High Street.
- Existing utilities are available and provide feasible connection opportunities for the proposed development.

9.3 **Stormwater Management Report**

A Stormwater Management Report (the “SWM Report”) was prepared for the proposed development by Tatham Engineers, dated March 3 2023. The SWM Report reviews the existing and proposed site conditions with respect to stormwater runoff conditions on the Site, and provides a siltation and erosion control plan.

The SWM Report advises that the majority of the Site will drain into the existing Summitview SWM facility constructed during a previous phase of development. It confirms that this currently discharges into Black Ash Creek. It further confirms that a small portion of the proposed development will continue to drain into the Mountain croft SWM facility off High Street., but will significantly reduce existing peak flows.

The SWM Report confirms that there is no net increase in phosphorus loading post-development.

The proposed siltation and erosion control measures for the Site include silt fences around the construction sites, sediment traps, “mud mats” at construction vehicle access points and the confining of refueling/servicing of equipment to areas well away from inlets to the minor or major system elements.

9.4 **Archaeological Assessment**

A Stage 1 and 2 Archaeological Assessment (the “AA”) was carried out in 2015 by Archaeological Research Associates Ltd. The AA primarily analyzed earlier phases of development but equally included a large portion of the Site in its scope. The AA referred to this portion of the Site as “additionally assessed lands” and recommended that no further assessment be required.

A Stage 1 and 2 Archaeological Assessment was carried out in 2018 (the “2018 AA”) by Archaeological Assessments Ltd which looked at the southern portion of the Site. The 2018 AA confirms that there were no archaeological sites encounters and there are no further concerns as it relates to archaeological resources on that portion of the Site. It concluded no further archaeological assessment was required. The report was submitted to the ministry and has been subsequently acknowledged in October 2019.

9.5 **Tree Management Plan**

A Tree Management Plan has been prepared by Hill Design Studio, dated May 19 2023 and confirms the existing trees to be removed, existing trees to remain and the location of tree protection fencing.

10.0 CONCLUSION

Based on the analysis outlined above and the conclusions of the other technical studies, it is submitted that the proposed Zoning By-law Amendment and proposed Draft Plan, to allow for the development of 135 semi-detached and townhouse dwellings, and associated parks are in the public interest and represent good planning for the following reasons:

1. They conform to the Growth Plan for the Greater Golden Horseshoe and are consistent with the Provincial Policy Statement;
2. They conform to the County of Simcoe Official Plan and Town of Collingwood Official Plan;
3. The proposed Zoning By-law Amendment is in keeping with the approaches used in the Town of Collingwood Zoning By-law; and
4. The proposed Draft Plan complies with the proposed Zoning By-law Amendment and otherwise complies with the applicable provisions of the Town of Collingwood Zoning By-law.

Respectfully submitted,

MHBC



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



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

Appendices

Appendix **A**

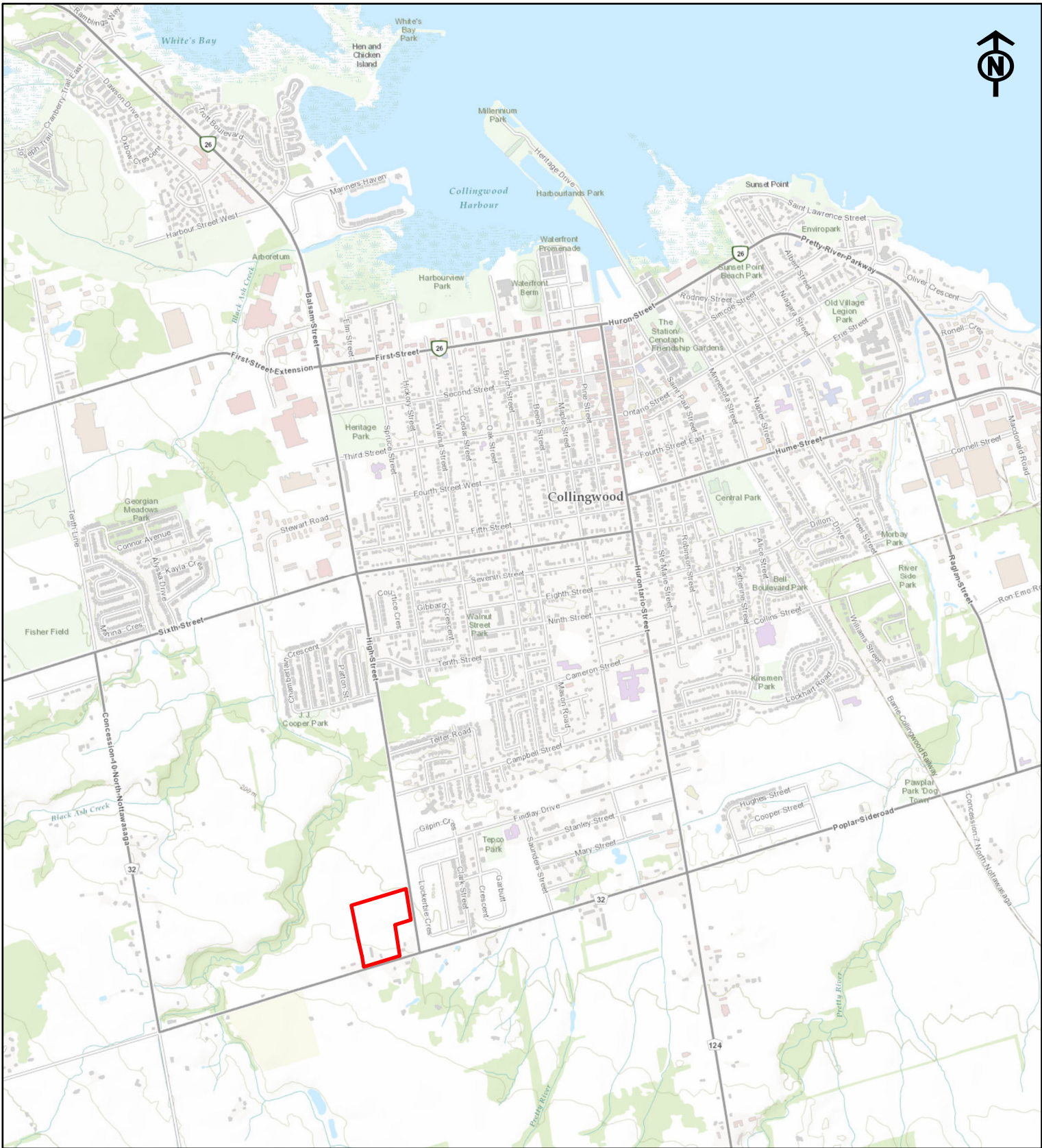


FIGURE 1
SITE LOCATION

Charleston Homes
Part of Lot 40
Concession 10
Town of Collingwood

LEGEND
 Subject Site

DATE	May. 23, 2023
SOURCES	ESRI
01002004006008001,000 Meters	
Y219I - Report Figures	



FIGURE 2
SITE CONTEXT

Charleston Homes
Part of Lot 40
Concession 10
Town of Collingwood

LEGEND

Subject Site

DATE May. 23, 2023

SOURCES County of Simcoe GIS

0 15 30 60 90 120 150
Meters

Y219I - Report Figures

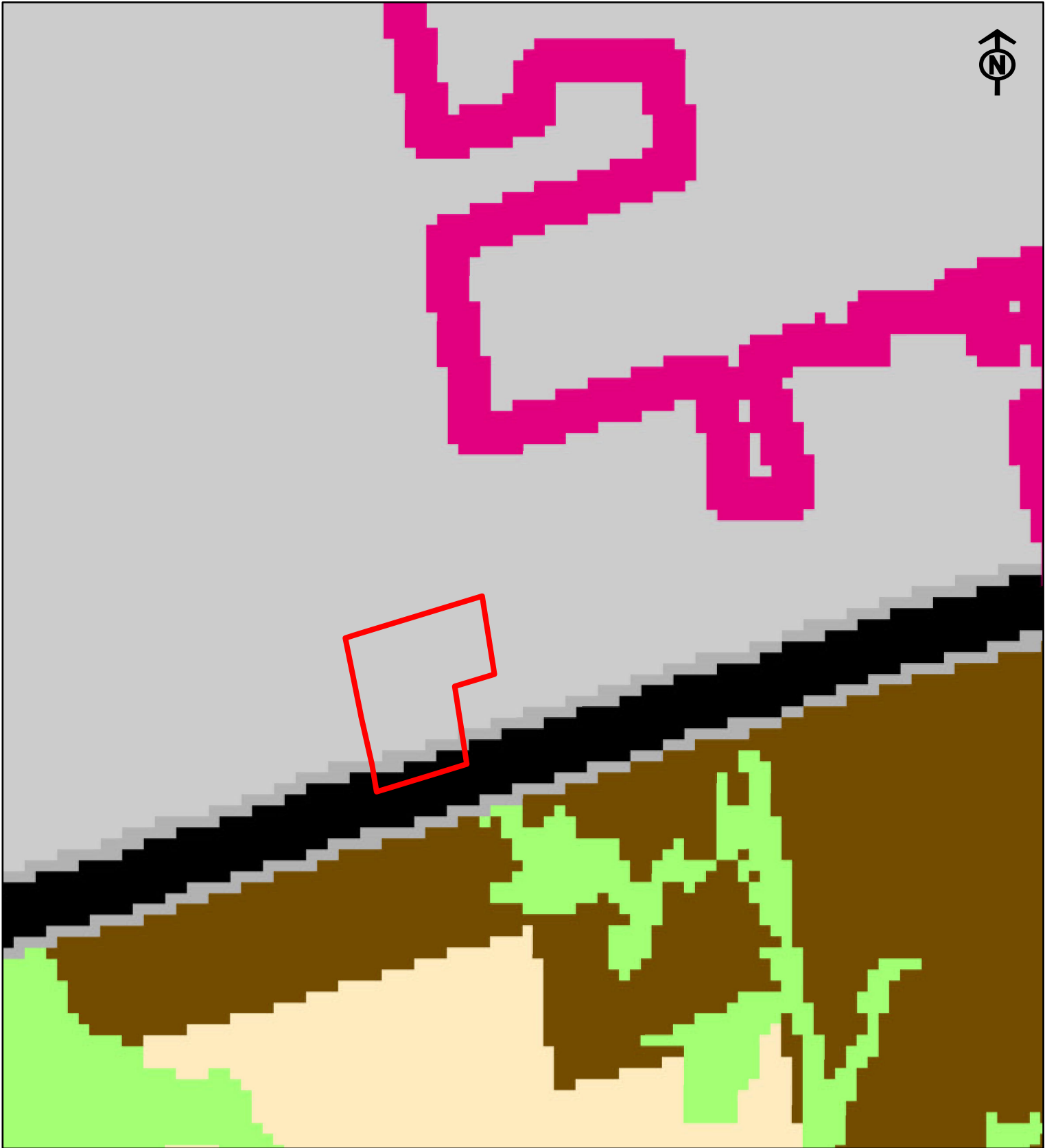


FIGURE 4
COUNTY LAND USE

COUNTY OF SIMCOE
SCHEDULE 5.1 - LAND USE
Charleston Homes
Part of Lot 40
Concession 10
Town of Collingwood

LEGEND

- Subject Site
- Built Boundaries
- Rural
- Greenlands
- Agricultural
- Settlements

DATE	May. 23, 2023
SOURCES	ESRI County of Simcoe
04080160240320400 Meters	
Y219I - Report Figures	



FIGURE 5
TOWN LAND USE

TOWN OF COLLINGWOOD
OFFICIAL PLAN - SCHEDULE A
Charleston Homes
Part of Lot 40
Concession 10
Town of Collingwood

LEGEND

- Subject Site
- Residential
- Environmental Protection
- Rural

DATE	May. 23, 2023
SOURCES	ESRI Town of Collingwood
015306090120150 Meters	
Y219I - Report Figures	



FIGURE 6
RESIDENTIAL DENSITY

TOWN OF COLLINGWOOD
OFFICIAL PLAN - SCHEDULE C
Charleston Homes
Part of Lot 40
Concession 10
Town of Collingwood

- LEGEND
- Subject Site
 - Low Density
 - Medium Density

DATE	May. 23, 2023
SOURCES	ESRI Town of Collingwood
0 15 30 60 90 120 150 Meters	
Y219I - Report Figures	
MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE	

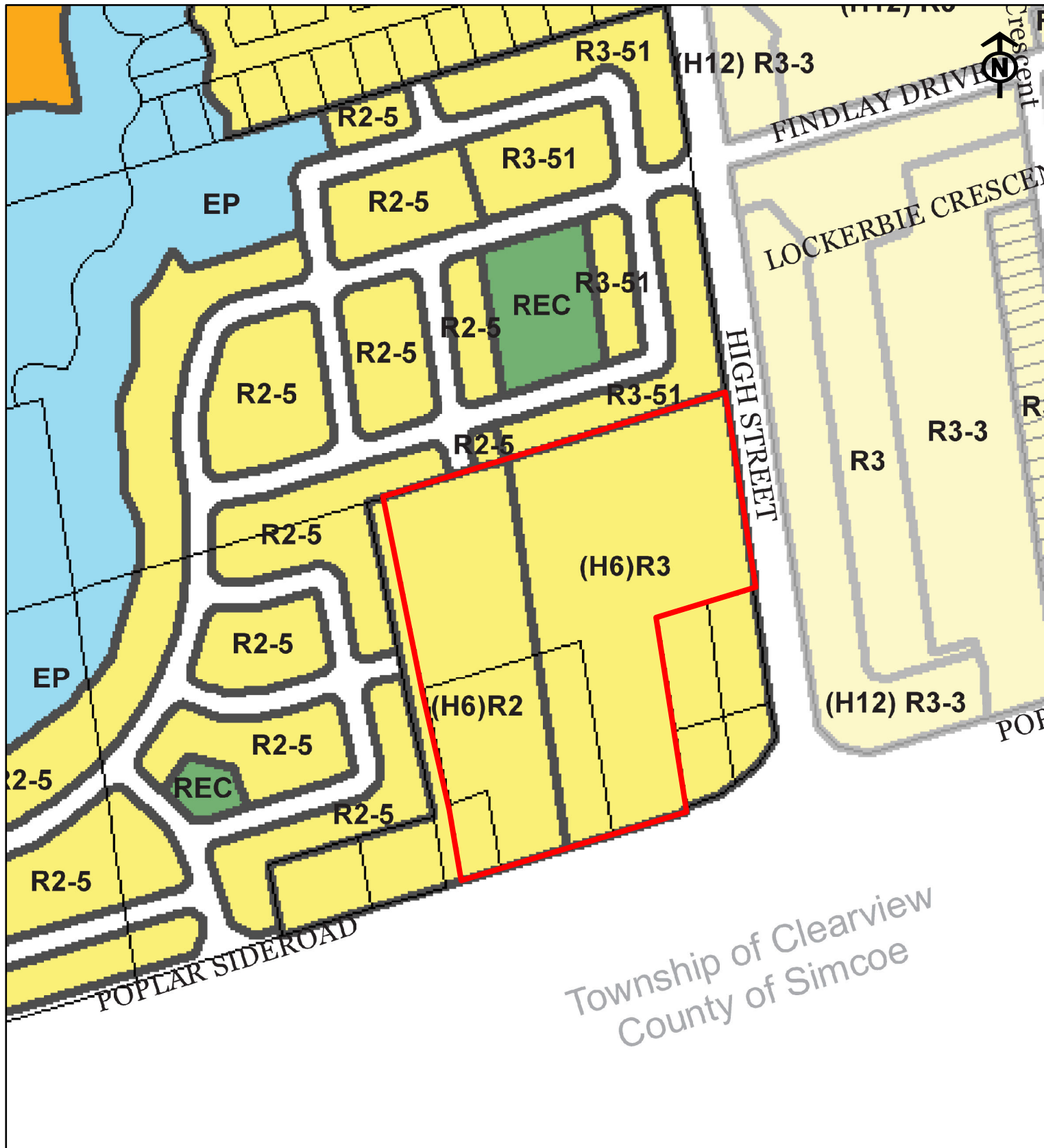


FIGURE 7
TOWN ZONING

TOWN OF COLLINGWOOD
ZONING BY-LAW - SCHEDULE A MAP 14
Charleston Homes
Part of Lot 40
Concession 10
Town of Collingwood

LEGEND

- Subject Site
- Residential
- Recreation
- Environmental Protection
- Environmental Protection

DATE May 23, 2023

SOURCES
ESRI
Town of Collingwood

0 15 30 60 90 120 150
Meters

Y219I - Report Figures

Appendix **B**

BY-LAW NO. 2023-XX
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD



BEING A BY-LAW UNDER THE PROVISIONS OF SECTION 34 AND 36
OF THE *PLANNING ACT*, R.S.O. 1990, c. p.13, AS AMENDED.

WHEREAS Section 34 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 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 April 12th, 2010;

AND WHEREAS the Council of the Corporation of the Town of Collingwood has deemed it advisable to amend 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 XXXX, and that a further public 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 – Map 14" to Zoning By-law No. 2010-040, as amended, is hereby further amended as it pertains to lands shown more particularly on Schedule "A" affixed hereto and forming part of this by-law, by rezoning said lands from the RESIDENTIAL THIRD DENSITY ((H6)R3) ZONE and the RESIDENTIAL SECOND DENSITY ((H6)R2) ZONE to the RESIDENTIAL THIRD DENSITY EXCEPTION X (R3-X) ZONE, RESIDENTIAL SECOND DENSITY EXCEPTION X (R2-X) ZONE and the RECREATION (REC) ZONE.
2. **THAT** Section 6.5 Residential Exception Zones of By-law No. 2010-040, as amended, is hereby further amended by adding the following new section:

"RESIDENTIAL SECOND DENSITY EXCEPTION 'X' – R2-X ZONE

The following zone exceptions shall apply to semi-detached dwellings:

Maximum Lot Coverage (bungalow): 50%

Maximum Lot Coverage (other than bungalow) 45%”

3. **THAT** Section 6.5 Residential Exception Zones of By-law No. 2010-040, as amended, is hereby further amended by adding the following new section:

*“RESIDENTIAL THIRD DENSITY EXCEPTION **X**’ – R3-**X** ZONE*

The following zone exception shall apply to townhouse dwellings:

Maximum Lot Coverage (bungalow): 50%”

4. **THAT** Collingwood Zoning By-law 2010-040 is hereby amended to give effect to the foregoing, but that Collingwood Zoning By-law 2010-040 shall in all other respects remain in full force and effect.
5. **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 543/06 and 545/06, and if required as a result of such circulation the obtaining of the approval of the Ontario Municipal Board.

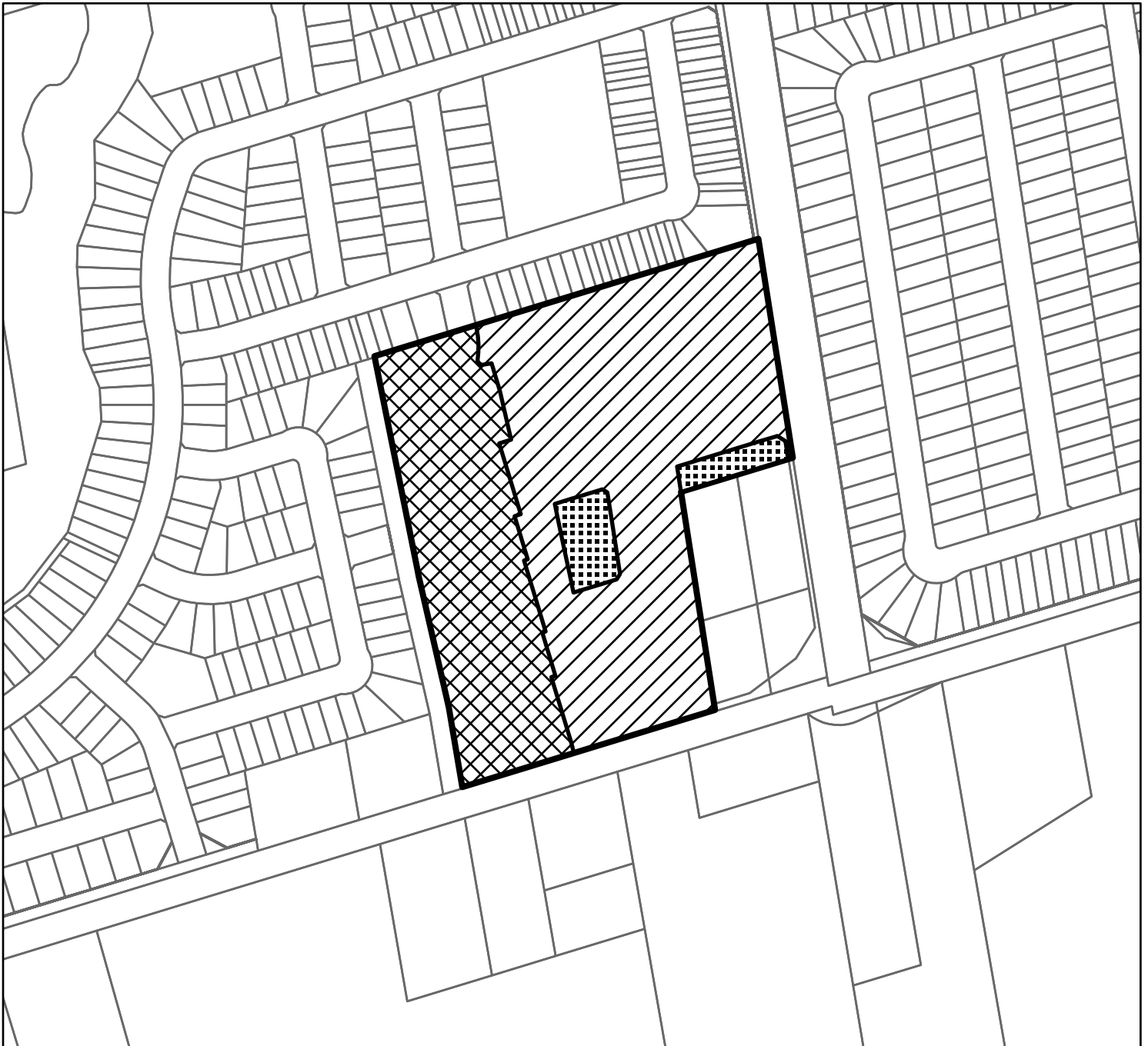
ENACTED AND PASSED this **XX** day of **XXXX**, 2023.

MAYOR

CLERK

Schedule 'A'

Part of Lot 40, Concession 10
Town of Collingwood
County of Simcoe



Lands to be rezoned from Residential Second Density Holding Zone 6 (H2)R2 Zone to Residential Second Density Exception X (R2-X) Zone



Lands to be rezoned from Residential Second Density Holding Zone 6 (H2)R2 Zone to Residential Second Density Exception X (R2-X) Zone



Lands to be rezoned from Residential Second Density Holding Zone 6 (H2)R2 Zone to Recreation (REC) Zone

This is Schedule 'A' to Zoning By-law 2010-040
Passed this ____ day of _____, 2023

Mayor

Clerk