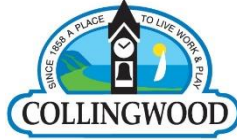


Applicant: Maple Street GP Inc.
Location: 400 Maple Street
Date of Decision: September 20, 2022
Last Date of Appeal: October 19, 2022

File No. D1201220
Project Name: The Annex
Date of Notice: September 29, 2022



NOTICE OF DECISION
ON APPLICATION FOR APPROVAL OF DRAFT PLAN OF SUBDIVISION
under Subsection 51(37) of the *Planning Act*

TAKE NOTICE that the Town of Collingwood Council granted draft approval on **September 20, 2022** for a proposed Plan of Subdivision pursuant to Section 51(31) of the *Planning Act*.

The proposed Plan of Subdivision pertains to a property approximately 0.6 hectares (1.48 acres) in area that is municipally addressed as 400 Maple Street and legally described as Lots 10, 11, and 12, South Side of Fifth Street and Lots 10, 11, and 12, North Side of Sixth Street, Plan 45, Town of Collingwood, County of Simcoe (see key map below).

'The Annex' Draft Plan of Subdivision generally consists of a total of nine (9) lots and three (3) blocks to facilitate a residential development comprised of a total of 19 dwelling units. The proposed Plan of Subdivision has been granted Draft Approval subject to the fulfilment of certain conditions for a period of three (3) years and will lapse on **September 20, 2025**. The approval may be extended pursuant to Subsection 51(33) of the *Planning Act*, but no extension can be granted once the approval has lapsed unless the Town of Collingwood Council chooses to exercise its authority under Section 51(33.1) of the *Planning Act*.

PUBLIC AND AGENCY COMMENTS RECEIVED: All written and oral submissions received in response to the application were considered, the effect of which helped to make an informed recommendation and decision as summarized in [Staff Report P2022-33](#).

WHEN AND HOW TO FILE AN APPEAL

An appeal of the decision of the Town of Collingwood Council to the Ontario Land Tribunal (OLT) must be filed with the Town of Collingwood no later than 20 days after the date of this notice. The last date of appeal is **October 19, 2022**. The appeal package should be sent to the attention of the Clerk, Town of Collingwood, P.O. Box 157, 97 Hurontario Street, Collingwood, Ontario L9Y 3Z5 and must:

1. Set out the reasons for the appeal;
2. Be accompanied by the fee required by the Tribunal as prescribed under the *Ontario Land Tribunal Act*, and
3. Include the completed appeal forms from the Tribunal's website:
<https://olt.gov.on.ca/appeals-process/forms/>

WHO CAN FILE AN APPEAL

Only certain prescribed persons*, corporations or public bodies may appeal decisions in respect of a proposed plan of subdivision to the OLT. An appeal may not be filed by an unincorporated association or group. However, an appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body is entitled to appeal the decision of the Town of Collingwood Council nor shall they be added as a party to the hearing of the appeal of the decision of the Council, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the Council, made oral submissions at a public meeting or written submissions to the Town of Collingwood, or made a written request to be notified of changes to the conditions or, in the OLT's opinion, there are reasonable grounds to add the person or public body as a party.

*Notwithstanding the above, only a 'person' listed in subsection 51(48.3) of the *Planning Act* may appeal the decision of the Town of Collingwood Council to the OLT as it relates to the proposed plan of subdivision. Below is the prescribed list of 'persons' eligible to appeal a decision of the Town of Collingwood related to a proposed plan of subdivision. These are recent changes that have been made to the *Planning Act* by the province. The *Planning Act* can be found via the following link: <https://www.ontario.ca/laws/statute/90p13>

The prescribed list of 'persons' eligible to appeal a decision of the Town on the proposed plan of subdivision as per subsection 51(48.3) of the *Planning Act* is as follows:

1. A corporation operating an electric utility in the local municipality or planning area to which the plan of subdivision would apply.
2. Ontario Power Generation Inc.

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3. Hydro One Inc.
4. A company operating a natural gas utility in the local municipality or planning area to which the plan of subdivision would apply.
5. A company operating an oil or natural gas pipeline in the local municipality or planning area to which the plan of subdivision would apply.
6. A person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the *Technical Standards and Safety Act, 2000*, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the plan of subdivision would apply.
7. A company operating a railway line any part of which is located within 300 metres of any part of the area to which the plan of subdivision would apply.
8. A company operating as a telecommunication infrastructure provider in the area to which the plan of subdivision would apply.

RIGHT OF APPLICANT OR PUBLIC BODY TO APPEAL CONDITIONS

The following may, at any time before the approval of the final plan of subdivision, appeal any of the conditions imposed by the approval authority to the Tribunal by filing an appeal with the Town of Collingwood: the applicant; any public body that, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority; the Minister; or the municipality in which the subject land is located.

HOW TO RECEIVE NOTICE OF CHANGED CONDITIONS

The conditions of approval of draft plan of subdivision may be changed at any time before the final approval is given.

You will be entitled to receive notice of any changes to the conditions of approval of the proposed plan of subdivision if you have made a written request to be notified of changes to the conditions through the Town Clerk.

RELATED APPLICATIONS

Town of Collingwood Zoning By-law Amendment – By-law No. 2022-079 (File No. D14420)

ADDITIONAL INFORMATION

A copy of the decision, including the Draft Plan Conditions is available on the Town's website: <https://www.collingwood.ca/building-business/proposed-developments/83122-400-maple-st-applications-victoria-annex-project>

Additional information about the application and your appeal rights is available by contacting Lindsay Ayers, Manager, Planning, during regular office hours: layers@collingwood.ca, 705-445-1290, ext. 3276.

DATED at the Town of Collingwood
this 29th day of September, 2022.

