
NOTICE OF DECISION

With Respect to an Official Plan Amendment Subsection 17(35) and 21 of the Planning Act

A decision was made by the County of Simcoe, Director of Planning/Chief Planner under the delegated authority granted by County By-law No. 6984 on the date noted above, to approve Amendment No. 46 to the Official Plan for the Town of Collingwood as adopted by Town of Collingwood By-law No. 2023-10, and further modified in accordance with the modifications to the new High Density Residential Exceptions policy 4.3.2.7.4.2 as identified in Report PLN 2023-011 dated April 14, 2023.

Purpose and Effect of the Official Plan Amendment

The purpose of the Official Plan Amendment is to:

- Amend Schedule 'A' – Land Use to redesignate the southern portion of the subject lands from the Resort Commercial designation to a High Density Residential Exception Two designation;
- Amend Schedule 'C' – Residential Density to add the southern portion of the subject lands to the High Density designation;
- Amend Schedule 'A' – Land Use to redesignate a portion of the subject lands from the Resort Commercial designation to a Resort Commercial Exception Four designation to recognize and permit residential uses;
- Amend Schedule 'A' – Land Use to redesignate a portion of the subject lands from the Resort Commercial designation to the Environmental Protection designation;
- Amend Schedule 'A' – Land Use to redesignate a portion of the subject lands from the Environmental Protection designation to the Resort Commercial designation to further refine the Environmental Protection boundaries based on detailed studies and improved mapping submitted and reviewed to the satisfaction of the Nottawasaga Valley Conservation Authority;
- Add a new policy to Subsection 4.3.2.7.4 – High Density Residential Exceptions:
2. Georgian Bay Hotel Lands (Wyldeewood Creek), 180 Vacation Inn Drive
Notwithstanding Section 4.3.2.7.2, within the High Density designation located on the southernmost portion of the Georgian Bay Hotel lands, the maximum density shall not exceed 75 dwelling units per gross hectare.

To facilitate the proposed residential development, a second emergency vehicle access off a public road will be required.

Development or site alteration on the subject lands shall be subject to Site Plan Control in accordance with the Town's Site Plan Control By-law.

As a requirement of Site Plan Control, a Stage 1 (or Stage 1-2) Archaeological Assessment of the subject property shall be carried out by a licensed archaeologist in accordance with current provincial Standards and Guidelines for Consulting Archaeologists, and to follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found through subsequent stages of assessment, as required. The property owner shall provide the Town and the County of Simcoe with a copy of all completed Archaeological Assessment reports and satisfy the applicable reporting requirements of the Ministry of Tourism, Culture and Sport.

- Add a new policy to Subsection 4.4.6.7 – Special Uses:
4. Uses Permitted – Georgian Bay Hotel Lands, 147, 149, 151, 153, 155, 157, 159-166, 158, 170, 172, 174, 176 and 178 Vacation Inn Drive and 33-46 Trafalgar Road
Within the Resort Commercial Exception Four designation, permitted uses may also include residential dwelling units.

The decision is consistent with Provincial policy statements issued under the Planning Act and conforms with Provincial and County plans. A copy of staff report PLN 2023-011 is attached.

Public Input in the form of oral and written submissions were received from the public and agencies. The effect of any comments are detailed in the associated staff report PLN 2023-011. The County is satisfied that these comments were considered prior to approval of Official Plan Amendment No. 46.

Associated File(s): The proposal is also subject to the following application(s) under the *Planning Act*: Zoning By-law Amendment (Town File #D084318) and Site Plan Control (Town File #D11119).

When and How to File an Appeal

Any appeal to the Ontario Land Tribunal must be filed with the Director of Planning/Chief Planner of the County of Simcoe no later than 20 days from the date of this notice, shown above as the last date of appeal.

The notice of appeal should be sent to the attention of Nathan Westendorp, Director of Planning/Chief Planner, at the address shown below and it must:

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies,
- (2) set out the reasons for the request for the appeal,
- (3) include a completed Tribunal Appellant Form (A1); and

Who Can File an Appeal

Only individuals, corporations or public bodies may appeal the decision of the County of Simcoe to the Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of 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 shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The decision of the County of Simcoe is final if a Notice of Appeal is not received on or before the last day for filing a notice of appeal (please refer to the Last Date of Appeal noted above).

Getting Additional Information

Additional Information about the application is available for public inspection during regular office hours at the County of Simcoe at the address noted below, from the office of the municipality noted above, or by contacting the County of Simcoe Planning Department at (705) 726-9300.

- (4) be accompanied by the fee charged under the *Ontario Land Tribunal Act 2021* in the amount of \$1,100.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

Please refer to the Tribunal website for the Appellant Form (A1) and more information on filing an appeal <https://olt.gov.on.ca/about-olt/>

Mailing Address for Filing a Notice of Appeal

Director of Planning/Chief Planner
County of Simcoe
Administration Centre,
1110 Highway 26, Midhurst, ON L9X 1N6



TO: Director of Planning/Chief Planner – Delegated Approvals
DIVISION: Engineering, Planning and Environment
DEPARTMENT: Planning

REPORT #: PLN 2023-011

REPORT DATE: April 14, 2023

SUBJECT: Request for Approval – Town of Collingwood Official Plan Amendment No. 46

Recommendation

That Official Plan Amendment No. 46 to the Town of Collingwood Official Plan, as adopted by the Town of Collingwood By-law 2023-10, and further modified in accordance with the modifications to the new High Density Residential Exceptions policy 4.3.2.7.4.2 as identified in Report PLN 2023-011 dated April 14, 2023, be approved,

That Notice of Decision of Official Plan Amendment No. 46 to the Town of Collingwood Official Plan be provided in accordance with the *Planning Act*.

Executive Summary

The following provides a summary of the proposal:

Location: 147, 149, 151, 153, 155, 157, 159-166, 168, 170, 172, 174, 176, 178, 180 Vacation Inn Drive, and 33-46 Trafalgar Road (Part Lots 47 and 48, Concession 11, Town of Collingwood, County of Simcoe)

Applicant: Georgian Manor Resort & Country Club Inc.

Proposal: The purpose of this Amendment is to amend the Town of Collingwood Official Plan schedules and text to re-designate the southern portion of the subject lands from Resort Commercial to High Density Residential Exception Two and Exception Four; to redefine the boundaries of the Environmental Protection designation as a result of environmental studies; and to amend the High Density Residential and Resort Commercial policies by adding new subsections specific to the subject lands. The effect of the amendment is to permit a high-density residential development (Wyldeewood Creek).

County File: CW-OPA-23046
Town Files: D084318, D11119

Background/Analysis

The subject property is located on the south side of Highway 26. The properties municipally known as 10 and 145 Vacation Inn Drive which support the existing hotel and associated recreational amenities are not subject to the application. The subject lands are located immediately south of the hotel lands and are municipally known as 147, 149, 151, 153, 155, 157, 159-166, 168, 170, 172, 174, 176, 178, 180 Vacation Inn Drive, and 33-46 Trafalgar Road.

The land subject to the OPA are surrounded by a hotel and medium density residential uses to the north, recreational uses (Cranberry Golf Course) to the west and south, and environmental protection lands (Silver Creek Wetland Complex) to the east and south. Schedule 1 to this Report illustrates the property location with an aerial image. The area of the property subject to OPA No. 46 is approximately 4.8 hectares (11.86 acres) in area.

The purpose of the site-specific amendment is to:

- Amend Schedule 'A' – Land Use to redesignate the southern portion of the subject lands from the Resort Commercial designation to a High Density Residential Exception Two designation;
- Amend Schedule 'C' – Residential Density to add the southern portion of the subject lands to the High Density designation;
- Amend Schedule 'A' – Land Use to redesignate a portion of the subject lands from the Resort Commercial designation to a Resort Commercial Exception Four designation to recognize and permit residential uses;
- Amend Schedule 'A' – Land Use to redesignate a portion of the subject lands from the Resort Commercial designation to the Environmental Protection designation;
- Amend Schedule 'A' – Land Use to redesignate a portion of the subject lands from the Environmental Protection designation to the Resort Commercial designation to further refine the Environmental Protection boundaries based on detailed studies and improved mapping submitted and reviewed to the satisfaction of the Nottawasaga Valley Conservation Authority;
- Add a new policy to Subsection 4.3.2.7.4 – High Density Residential Exceptions:
2. Georgian Bay Hotel Lands (Wyldewood Creek), 180 Vacation Inn Drive
Notwithstanding Section 4.3.2.7.2, within the High Density designation located on the southernmost portion of the Georgian Bay Hotel lands, the maximum density shall not exceed 75 dwelling units per gross hectare.
To facilitate the proposed residential development, a second emergency vehicle access off a public road will be required.
- Add a new policy to Subsection 4.4.6.7 – Special Uses:
4. Uses Permitted – Georgian Bay Hotel Lands, 147, 149, 151, 153, 155, 157, 159-166, 158, 170, 172, 174, 176 and 178 Vacation Inn Drive and 33-46 Trafalgar Road
Within the Resort Commercial Exception Four designation, permitted uses may also include residential dwelling units.

This Amendment would create new High Density Residential Exception Two policies that, notwithstanding the maximum permitted density of 120 dwelling units per gross hectare in the High Density Residential designation, would restrict the maximum density to 75 dwelling units per gross hectare on the subject lands, and require a second emergency vehicle access off a public road.

In addition, this Amendment would create new Resort Commercial Exception Four policies to permit residential dwelling units on a portion of the subject lands.

An associated amendment to the Town's Zoning By-law has also been applied for to rezone the subject lands as follows:

- from the Resort Commercial Exception Four (C3-4) Zone to the Resort Commercial Exception Six (C3-6) Zone;
- from the Resort Commercial Exception Four (C3-4) Zone to the Residential Fourth Density Exception Eight (R4-8) Zone;
- from the Resort Commercial Exception Four (C3-4) Zone to the Environmental Protection (EP) Zone;
- from the Environmental Protection (EP) Zone to the Residential Fourth Density Exception Eight (R4-8) Zone; and
- from the Environmental Protection (EP) Zone to the Resort Commercial Exception Seven (C3-7) Zone.

The purpose and effect of the Zoning By-law Amendment is to permit a high-density residential development, to refine the Environmental Protection boundaries, and to permit accessory uses to the existing hotel.

The applicant has submitted the following studies, reports, and drawings in support of the application:

- 1) Planning Justification Report, prepared by Travis & Associates, dated July 2018;
- 2) Flood Study, prepared by Crozier Consulting Engineers, dated September 2020;
- 3) Scoped Environmental Impact Statement, prepared by Hensel Design Group Inc., dated July 2018, Updated January 2019;
- 4) Functional Servicing & Stormwater Management Report, prepared by Crozier Consulting Engineers, dated February 2019;
- 5) Traffic Opinion Letter, prepared by Crozier Consulting Engineers, dated July 9, 2019;
- 6) Proposed Site Plan and Variable Enhanced Buffer Zone, prepared by Crozier Consulting Engineers, dated November 13, 2020;
- 7) Second Emergency Access Plan prepared by Crozier Consulting Engineers, dated February 7, 2020;
- 8) Georgian Bay Golf Analysis, prepared by BTi Landscape Architects, dated May 24, 2018; and,
- 9) Golf Shot Spray Analysis – 10th Hole Cranberry Golf Course, prepared by David L. Moote, Golf Architect, dated October 5, 2020.

Provincial Policy Statement, 2020 (PPS)

Section 1.1 of the PPS generally encourages the development of healthy, liveable and safe communities through promoting efficient development and land use patterns and accommodating an appropriate mix of residential, employment, and other uses to meet long-term needs. The subject lands are located within a settlement area (Collingwood). The PPS directs that settlement areas are intended to be the focus for where growth is to occur within a municipality. The supporting Environmental Impact Statement was submitted and reviewed to the satisfaction of the Nottawasaga Valley Conservation Authority. The proposed official plan amendment is consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan)

The Growth Plan manages growth and development that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. The policies of the Plan concentrate on designing complete communities with high quality compact built form, prioritize intensification to make efficient use of land and infrastructure, support a range of mix and housing options and provide a diverse mix of land uses including residential and employment uses. The proposal will result in a land use designation which permits a mix of land uses and therefore, the proposed amendment conforms to the Growth Plan.

County of Simcoe Official Plan, Office Consolidation February 2023 (SCOP)

Schedule 5.1 of the SCOP designates the subject lands as 'Settlements' as it is located within Collingwood. Settlements are the focus of population and employment growth throughout the County. Settlement areas permit residential and commercial uses, among others. The proposed amendment would assist the Town in meeting intensification targets by allowing for a wide range of housing types and costs. It is County Planning staff's opinion that the proposed amendment conforms with the County of Simcoe Official Plan.

Comments Received

The statutory public meeting was held on February 11, 2019 and Council for the Town adopted Official Plan Amendment No. 46 on January 30, 2023.

A number of comments have been received from members of the public. Comments generally expressed concerns related to traffic – both on the site and the roads accessing/surrounding it, encouragement to design the development to meet County Waste Collection Design Standards to avoid private collection, safety for children at play, and final grading. Questions surrounding road ownership, built form heights, fire access, and capacity/location of water services were raised.

The Official Plan Amendment establishes the principal of the development and subsequent *Planning Act* applications, including the Zoning By-law Amendment, consider the more detailed design of the buildings on the site and landscaping plans. Comments received regarding building heights and lot grading, for example, are to be considered at the local municipal level, either through the zoning-by-law or site plan control process and are not considered part of the official plan amendment contemplated.

County Planning staff are satisfied that the oral and written submissions received were considered and/or addressed prior to the approval of OPA No. 46.

Modifications

In the review of the amendment, it was determined that the subject lands are identified as having archaeological potential and that a supporting Archaeological Assessment had not yet been prepared. To ensure that an Archaeological Assessment is completed for the lands identified as 180 Vacation Inn Drive, a modification is being recommended to the new High Density Residential Exceptions policy 4.3.2.7.4.2 being proposed through Part 2 – The Amendment, Section 2.2 Actual Details of the Amendment, Part C) of OPA No. 46. The following paragraphs shown in bold are recommended to be added to the new policy 4.3.2.7.4.2 after the final paragraph:

Development or site alteration on the subject lands shall be subject to Site Plan Control in accordance with the Town's Site Plan Control By-law.

As a requirement of Site Plan Control, a Stage 1 (or Stage 1-2) Archaeological Assessment of the subject property shall be carried out by a licensed archaeologist in accordance with current provincial Standards and Guidelines for Consulting Archaeologists, and to follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found through subsequent stages of assessment, as required. The property owner shall provide the Town and the County of Simcoe with a copy of all completed Archaeological Assessment reports and satisfy the applicable reporting requirements of the Ministry of Tourism, Culture and Sport.

Town Planning Staff and the Applicant's planner have been consulted on the proposed modifications to policy 4.3.2.7.4.2 and are agreeable to the changes.

Summary

OPA No. 46 amends the Town of Collingwood Official Plan by amending Schedule 'A' – Land Use Plan and Schedule 'C' – Residential Density to redesignate the southern portion of the subject lands from Resort Commercial to High Density Residential Exception Two; to redesignate a portion of the subject lands from Resort Commercial to Resort Commercial Exception Four; to redesignate a portion of the subject lands from Resort Commercial to Environmental Protection; and to redesignate a portion of the subject lands from Environmental Protection to Resort Commercial; to amend the High Density Residential and Resort Commercial policies in the Town of Collingwood Official Plan by adding Subsection 4.3.2.7.4.2; and to amend the Special Uses policies of in the Town of Collingwood Official Plan by adding Subsection 4.4.6.7. The effect of the amendment is to permit a high-density residential development (Wyldeewood Creek).

County Planning staff recommends that Official Plan Amendment No. 46 to the Town of Collingwood Official Plan, as adopted by the Town of Collingwood By-law 2023-10, with the modifications to the new High Density Residential Exceptions policy 4.3.2.7.4.2 as identified in Report PLN 2023-011 dated April 14, 2023, be approved, given the reasons outlined in this report, which include:

- Consistency with the Provincial Policy Statement;
- Conformity with the Growth Plan for the Greater Golden Horseshoe; and
- Conformity with the goals, objectives, and general intent of the County of Simcoe Official Plan.

Financial and Resource Implications

There are no financial implications associated with this Item, however, if the County's decision is appealed to the Ontario Land Tribunal (OLT) there may be legal costs associated with that process. As per County of Simcoe By-law No. 6894, the Chief Planner, the General Manager – Engineering, Planning & Environment, and County Solicitor may enter into negotiations, attend hearings and execute such documents as may be necessary to resolve disputes and OLT appeals with those parties insofar as the County's position remains consistent with the Provincial Policy Statement, conforms with the applicable Provincial policies, and conforms with the County of Simcoe Official Plan.

Relationship to Corporate Strategic Plan

No direct relationship to corporate strategies.

Reference Documents

There are no reference documents associated with this Item.

Attachments

Schedule 1 – Location Map

Schedule 2 – Town of Collingwood Official Plan Amendment No. 46 as adopted

Prepared By **Greg Marek, RPP, Manager of Planning**

Delegated Approval as per Bylaw 6984

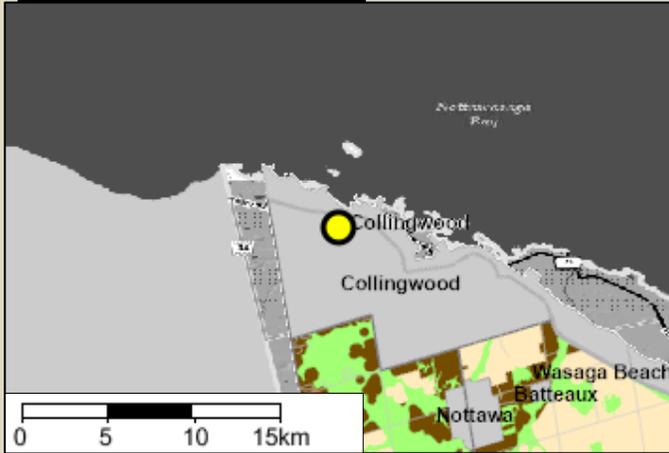
Nathan Westendorp, Director, Planning/Chief Planner

Date

April 25, 2023

Location Map

Municipal Context

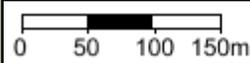


County File Number: CW-OPA-23046

Addresses: 147, 149, 151, 153, 155, 157, 159-166, 168, 170, 172, 174, 176, 178, 180 Vacation Drive & 33-46 Trafalgar Road, Collingwood

County Official Plan Legend

- | | |
|--------------------|---|
| Agricultural Lands | Lands Not Subject To Plan |
| Settlements | Niagara Escarpment Plan Area |
| Economic District | Greenbelt Plan - Protected Countryside |
| Greenlands | Oak Ridges Moraine Conservation Plan Area |
| Rural Lands | Special Development Area Big Bay Point |
| Secondary Plan | Subject Property |



Map Legend

- | | | | |
|------------------|-----------------|----------------|------|
| Subject Property | Settlement Area | Built Boundary | 2016 |
|------------------|-----------------|----------------|------|



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THIS IS NOT A PLAN OF SURVEY.

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**AMENDMENT NO. 46
TO THE OFFICIAL PLAN OF THE
TOWN OF COLLINGWOOD**

**AN AMENDMENT TO THE LAND USE PLAN AND RESIDENTIAL DENSITY SCHEDULES
AND THE RESIDENTIAL AND COMMERCIAL POLICIES FOR PARTS OF THE
GEORGIAN BAY HOTEL LANDS**

**147 VACATION INN DRIVE
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157 VACATION INN DRIVE
159-166 VACATION INN DRIVE
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33-46 TRAFALGAR ROAD**

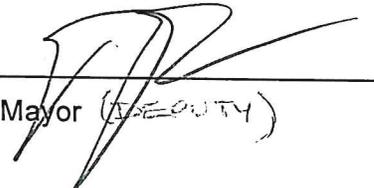
January 2023

**(i)
AMENDMENT No. 46**

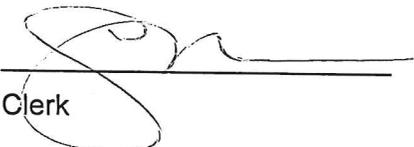
**TO THE OFFICIAL PLAN OF THE
TOWN OF COLLINGWOOD**

The attached explanatory text and schedules constituting Amendment No. 46 to the Official Plan of the Town of Collingwood was prepared for and recommended to the Council of the Corporation of the Town of Collingwood.

This Amendment to the Official Plan of the Town of Collingwood was adopted by the Council of the Corporation of the Town of Collingwood in accordance with Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, by By-law No. 2023-XXX passed on the 30th day of January, 2023.



Mayor (DEPUTY)



Clerk

(ii)

THE CORPORATION OF THE TOWN OF COLLINGWOOD



OFFICIAL PLAN AMENDMENT**AMENDMENT NO. 46****TO THE OFFICIAL PLAN OF THE
TOWN OF COLLINGWOOD****PART 1 – THE PREAMBLE****1.1 TITLE**

This Amendment, when approved by the County of Simcoe, shall be known as Amendment No. 46 to the Official Plan of the Town of Collingwood.

1.2 COMPONENTS

This Amendment consists of the text and schedules as outlined below in Part 2 titled The Amendment, Subsection 2.2. The preamble does not constitute part of the actual Amendment but is included for convenience purposes.

1.3 PURPOSE OF THE AMENDMENT

The purpose of this Amendment to the Official Plan of the Town of Collingwood is to redesignate a portion of the subject lands from the Resort Commercial designation to a High Density Residential Exception Two designation to permit a residential development comprised of apartment dwellings on the southernmost lands, to redesignate a portion of the subject lands from the Resort Commercial designation to a Resort Commercial Exception Four designation to permit residential uses and to further refine the Environmental Protection designation boundaries.

1.4 LOCATION

The properties subject to this Amendment are primarily associated with Georgian Bay Hotel located on the south side of Highway 26 and are municipally addressed as 147, 149, 151, 153, 155, 157, 159-166, 168, 170, 172, 174, 176, 178, and 180 Vacation Inn Drive and 33-46 Trafalgar Road. The lands are legally described as Part Lots 47 and 48, Concession 11, Town of Collingwood, County of Simcoe.

1.5 BASIS OF THE AMENDMENT

This Amendment to the Official Plan of the Town of Collingwood affects the Resort Commercial, High Density Residential, and Environmental Protection designations and Resort Commercial and High Density Residential policies of the Town of Collingwood Official Plan with respect to portions of the subject lands.

The Amendment would redesignate the southern portion of the subject lands from the Resort Commercial designation to a High Density Residential Exception Two designation to permit a high density residential development (Wyldeewood Creek); redesignate a portion of the subject lands from the Resort Commercial designation to a Resort Commercial Exception Four designation to recognize and permit residential uses; redesignate a portion of the subject lands from the Resort Commercial designation to the Environmental Protection designation and redesignate a portion of the subject lands from the Environmental Protection designation to the Resort Commercial designation to further refine the Environmental Protection boundaries based on detailed studies and improved mapping submitted and reviewed to the satisfaction of the Nottawasaga Valley Conservation Authority.

This Amendment would create new High Density Residential Exception Two policies that, notwithstanding the maximum permitted density of 120 dwelling units per gross hectare in the High Density Residential designation, would restrict the maximum density to 75 dwelling units per gross hectare on the subject lands, and require a second emergency vehicle access off a public road.

In addition, this Amendment would create new Resort Commercial Exception Four policies to permit residential dwelling units on a portion of the subject lands.

PART 2 - THE AMENDMENT

2.1 PREAMBLE

The Amendment consisting of the text and schedules referred to in Subsection 2.2 below constitutes Amendment No. 46 to the Official Plan of the Town of Collingwood.

2.2 DETAILS OF THE ACTUAL AMENDMENT

PART A)

That Schedule "A" titled Land Use Plan of the Official Plan of the Town of Collingwood is hereby amended, in part, by redesignating a portion of the subject lands from the Resort Commercial designation to a High Density Residential Exception Two designation; by redesignating a portion of the subject lands from the Resort Commercial designation to a Resort Commercial Exception Four designation, by redesignating a portion of the subject lands from the Resort Commercial designation to the Environmental Protection designation, and by redesignating a portion of the subject lands from the Environmental Protection designation to the Resort Commercial designation, as shown more particularly on Schedule '1' affixed hereto.

PART B)

That Schedule "C" titled Residential Density of the Official Plan of the Town of Collingwood is hereby amended, in part, by adding the portion of the subject lands to be designated as High Density, as shown more particularly on Schedule '2' affixed hereto.

PART C)

That Subsection 4.3.2.7.4 titled High Density Residential Exceptions of the Official Plan of the Town of Collingwood is hereby amended in part by adding the new subsection and policies below:

"2. Georgian Bay Hotel Lands (Wyldeewood Creek), 180 Vacation Inn Drive

Notwithstanding Section 4.3.2.7.2, within the High Density designation located on the southernmost portion of the Georgian Bay Hotel lands, the maximum density shall not exceed 75 dwelling units per gross hectare.

To facilitate the proposed residential development, a second emergency vehicle access off a public road will be required."

PART D)

That Subsection 4.4.6.7 titled Special Uses of the Official Plan of the Town of Collingwood is hereby amended in part by adding the new subsection and policy below:

"4. Uses Permitted – Georgian Bay Hotel Lands, 147, 149, 151, 153, 155, 157, 159-166, 168, 170, 172, 174, 176, and 178 Vacation Inn Drive and 33-46 Trafalgar Road

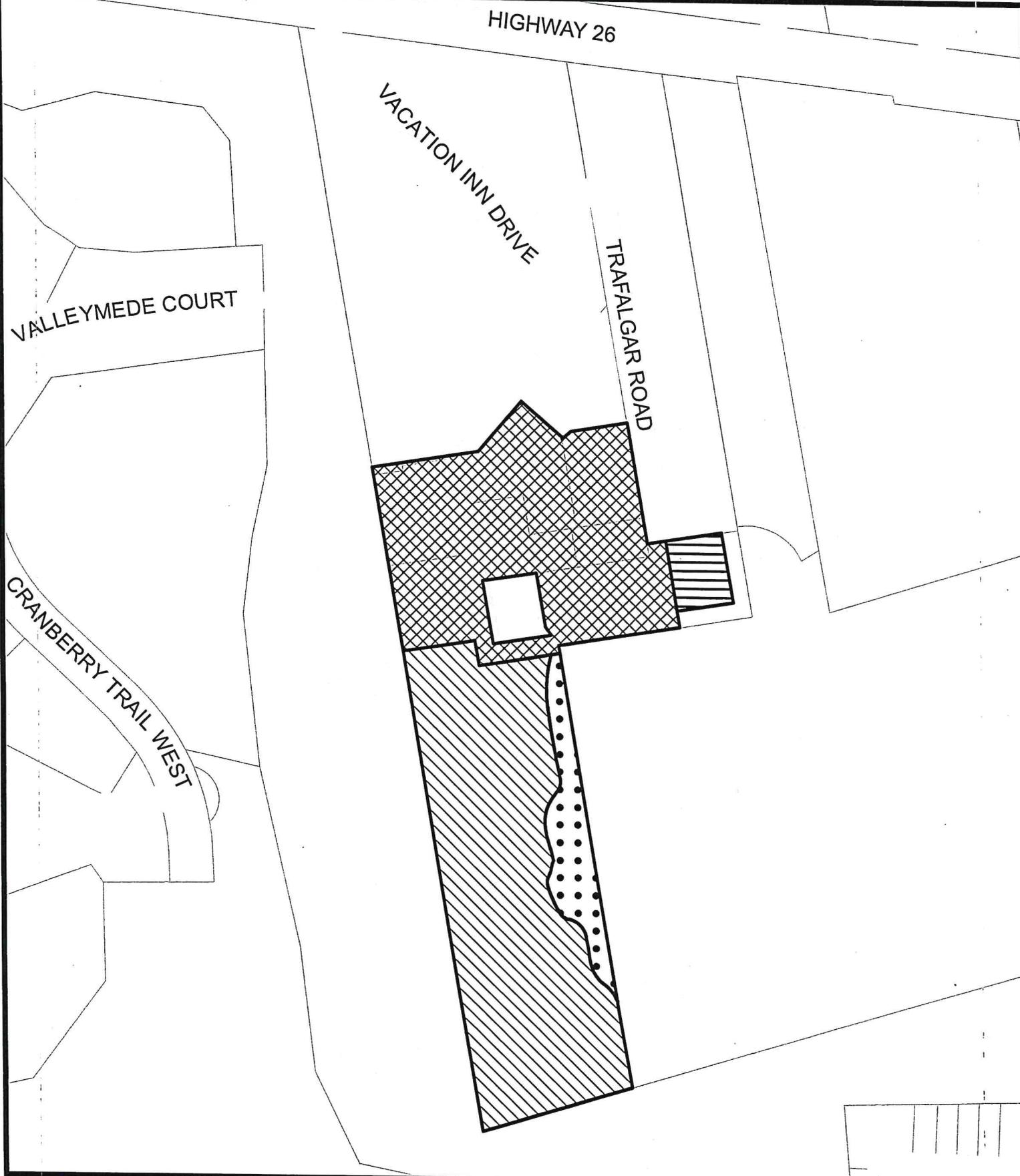
Within the Resort Commercial Exception Four designation, permitted uses may also include residential dwelling units."

2.3 IMPLEMENTATION

Amendment No. 46 to the Official Plan of the Town of Collingwood will be implemented by an amendment to the Town of Collingwood Zoning By-law No. 2010-040, as amended.

2.4 INTERPRETATION

The provisions of the Official Plan of the Town of Collingwood, as amended from time to time, regarding the interpretation of that Plan, shall apply in regards to this Amendment.



LEGEND

Lands to be redesignated on Town of Collingwood Official Plan Schedule "A" - Land Use Plan from;

 Resort Commercial to High Density Residential Exception Two (2)

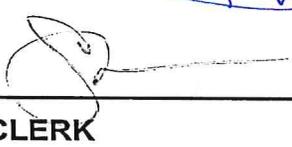
 Resort Commercial to Resort Commercial Exception Four (4)

 Resort Commercial to Environmental Protection

 Environmental Protection to Resort Commercial

This photocopy confirms to the original document which has not been altered in any way. Signed at the Town of Collingwood in the County of Simcoe this 7th day of February, 2023
Rebecca Lynn Dahl


Deputy **MAYOR**


CLERK

This is Schedule '1' to Official Plan Amendment No. 46 adopted on 30th day of January 2023.

**TOWN OF COLLINGWOOD
Planning Services**

DWG DATE: December, 2022
FILE NO: D084318 (LG)







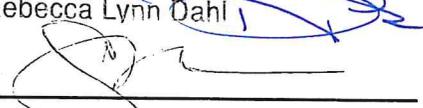
LEGEND



Lands to be added to the High Density designation of the Town of Collingwood
 Official Plan Schedule "C" - Residential Density

This photocopy confirms to the original document which has not been altered in any way. Signed at the Town of Collingwood in the County of Simcoe this 7th day of February 2023
 Rebecca Lynn Dahl


 Deputy **MAYOR**


CLERK

This is Schedule '2' to Official Plan Amendment No. 46 adopted on 30th day of January 2023.

**TOWN OF COLLINGWOOD
 Planning Services**

DWG DATE: December, 2022
 FILE NO: D084318 (LG)



