



March 4, 2022

Lindsay Ayers, MCIP RPP
Planning Manager
Town of Collingwood
55 Ste. Marie Street,
Collingwood, ON
L9Y 3Z5

VIA EMAIL ONLY

Dear Ms. Ayers,

**RE: Cranberry Marsh Estates
Plan Approval Application
11589 Hwy 26
Town File No. D002021:
Our File No. 2.309**

Please accept this letter and the attached materials as our application for Site Plan Approval of a 26 townhouse project situated on 1.246 ha at 11589 Highway 26. This application results from two preconsultation meetings with the Town, the latest one held August 4, 2021.

A comments matrix is provided along with the enclosed Planning Justification Report and summarizes how the consolidated comments provided September 10, 2021 and November 30, 2021 (NVCA) have been addressed.

Attached to this letter is list of required materials identified by Staff as necessary for the full Site Plan Approval application. These materials are provided electronically, and we understand that required paper copies (if any) will be identified upon Staff review of the electronic materials.

The application fee will be submitted under separate cover via the Town drop box at the Huron Street offices. A copy of the application fees is attached for reference.

The attached Planning Justification Report (PJR) includes a description of the proposal along with a review of policy and urban design matters.

The following list of materials comprise this application:

- i. Planning Application Cover Letter
- ii. Completed Application Form
- iii. Comments Response Matrix – March 4, 2022
- iv. Archaeological: Amik, May 2021
- v. Tree Preservation Plan and Report: Canopy Consulting, December 2021
- vi. Phase 1 ESA: PML, January 2022
- vii. Phase 2 ESA: PML, January 2022
- viii. EIS: Birks, June 2021
- ix. Geotechnical Report: PML, January 2022
- x. Noise Assessment: NASI, January 2022
- xi. Traffic Study: Tatham, January 2022
- xii. Functional Servicing Report: Tatham, March 2022
- xiii. SWM Report: Tatham, March 2022
- xiv. First Submission Civils: Tatham, March 2022
- xv. Landscape Plan: A. Budrevics, October 2021
- xvi. Architectural/Building/Site Plan: 2LS Design, February 2022
- xvii. Urban Design Report: Travis/2LS Design, March 2022
- xviii. Planning Justification Report: Travis, February 2022

We look forward to acknowledgement of receipt of this application and confirmation that it is acceptable and will be processed. We remain available to review this submission and respond to further questions you may have.

Yours truly,



Travis & Associates
Colin Travis MCIP RPP

Cc: Justin Teakle, Community Planner
Hillridge Homes
Doris Casullo, Tatham Engineering
Cameron O'Neill, 2LSdesign