

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

**PART OF LOTS 47, 48 AND 49, CONCESSION 12  
HUNTINGTONWOOD TRAILS (COLLINGWOOD) LTD.**

**Prepared by:  
KLM Planning Partners Inc.  
August 2023**

(i)

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

The attached maps and explanatory text constituting Amendment No. xx 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 22 of the Planning Act, R.S.O. 1990, C. P.13, as amended, by By-law No. 2023-xxx passed on the xx day of xxxxxx, 2023.

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Mayor

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Clerk

(ii)

**BY-LAW NO. 2023-XXX  
OF THE  
CORPORATION OF THE TOWN OF COLLINGWOOD**



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BEING A BY-LAW TO ADOPT AMENDMENT NO. XX  
TO THE OFFICIAL PLAN OF THE TOWN OF COLLINGWOOD

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**WHEREAS** the Council of the Corporation of the Town of Collingwood held a public meeting on the xx day of xxxxx, 2023 respecting a proposal to permit vehicular access and servicing to the subject lands through residential lands to the west and through lands designated Environmental Protection;

**AND WHEREAS** the Council has given serious consideration for the need to adopt an amendment to the Official Plan of the Town of Collingwood;

**AND WHEREAS** the Council has determined that the Official Plan Amendment is appropriate and desirable for the development of the subject lands;

**NOW THEREFORE** the Council of the Corporation of the Town of Collingwood, in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P.13, as amended, hereby **ENACTS** as follows:

1. THAT Amendment No. xx to the Official Plan of the Town of Collingwood, being the attached text is hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the County of Simcoe for approval of the aforementioned Amendment No. xx to the Official Plan to the Town of Collingwood.

**ENACTED AND PASSED** this xx day of xxxxxxxx, 2023.

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MAYOR

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CLERK

(iii)

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

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**OFFICIAL PLAN AMENDMENT**

**AMENDMENT NO. XX**

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

**THE CONSTITUTIONAL STATEMENT**

The following Amendment to the Official Plan for the Town of Collingwood consists of three parts:

**PART A – THE PREAMBLE** – consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment;

**PART B – THE AMENDMENT** – which sets out the actual Amendment constitutes Amendment No. xx to the Official Plan for the Town of Collingwood; and,

**PART C – THE APPENDIX** – consists of information pertinent to this Amendment in the form of a record of the Council of the Corporation of the Town of Collingwood’s actions, and does not constitute a part of the actual Amendment.

## **PART A – THE PREAMBLE**

### **1.0 PURPOSE**

The purpose of this Amendment is to permit vehicular access and servicing for Development Area #1 within the subject lands to occur from the adjacent residential lands to the east or from Development Area #2 to the west and through lands designated Environmental Protection. No change to the land use designations within the Official Plan are proposed.

### **2.0 LOCATION**

The subject lands are legally described as Part of Lots 47, 48 and 49, Concession 12, (formerly Township of Nottawasaga), Town of Collingwood, County of Simcoe.

The subject lands have a total lot area of approximately 29.158 hectares (72.050 acres) with frontage on Highway 26. The property also abuts the Georgian Trail to the south. Development Area #1 is located near the south east corner of the subject lands and has an area of 2.685 hectares (6.635 acres). The lands affected by this Official Plan amendment are confined to the lands identified as Development Area #1 on Schedule A2 to the Town OP.

### **3.0 BASIS**

The subject lands are currently designated 'Residential' (Development Area #1) and 'Environmental Protection' on Schedule 'A' – Land Use Plan and Schedule 'A2' – Land Use Plan – Detail to the Town of Collingwood Official Plan. Development Area #1 is further designated 'Medium Density' on Schedule 'C' – Residential Density to the Town of Collingwood Official Plan. These designations came into effect through an Ontario Municipal Board Decision ("OMB") issued on July 31, 2014 for file OMB PL120784.

The Medium Density Residential Exception policies of the Collingwood Official Plan applicable to Development Area #1 specify, amongst other matters, that "*vehicular access and servicing shall occur from the adjacent residential development to the east.*"

The proposed Amendment seeks to amend Section 4.3.2.6.3.5 a) of the Collingwood Official Plan to amend the requirement that vehicular access and servicing shall occur from the adjacent residential development to the east, and to introduce the ability to permit vehicular access and servicing to also occur from the adjacent residential lands to the west (Development Area #2) through lands designated Environmental Protection.

The proposed Huntingwood Trails (Collingwood) Ltd. development contemplates vehicular access for Development Area #1 through the subject lands connecting to a new proposed Street '1' within Development Area #2.

## **PART B – THE AMENDMENT**

### **4.0 INTRODUCTORY STATEMENT**

“Part B – The Amendment” consisting of the following text constitutes Amendment No. xx to the Official Plan of the Town of Collingwood.

### **5.0 DETAILS OF THE AMENDMENT**

The Official Plan for the Town of Collingwood is amended as follows:

1. Section 4.3.2.6.3.5 is hereby amended as follows:
  - i. By deleting the last sentence in paragraph (a) and replacing it with the following:

“Vehicular access and servicing may occur from the adjacent residential development to the east or may occur from Development Area #2 to the west and through lands designated Environmental Protection as permitted by Section 4.1.3.1 of this Plan. Notwithstanding, for further clarity, vehicular access from Silver Glen Boulevard through the Provincially Significant Wetland is not permitted.”

### **6.0 IMPLEMENTATION**

The policies of this Amendment are to be implemented through the relevant policies in Section 8.0 Implementation, in the Town of Collingwood Official Plan.

### **7.0 INTERPRETATION**

The policies set forth in the Town of Collingwood Official Plan, as amended from time to time, regarding the interpretation of that Plan, shall apply in regard to this Amendment and as may more specifically be set out or implied within the policies contained therein. Unless precluded, altered or exempted by any policies contained herein, all of the relevant policies of the Town of Collingwood Official Plan shall apply to this Amendment.

**PART C – THE APPENDIX**

**Record of Collingwood Council Action**

To be completed.