Ontario Land Tribunal
Tribunal ontarien de l'aménagement du territoire

ISSUE DATE: March 13, 2025 **CASE NO.:** OLT-24-001113

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	Adventurous Holding Limited
Appellant:	Consulate Developments (Ontario) Inc. (Bridgewater on Georgian Bay)
Appellant:	DNRN Holdings Inc.
Appellant:	Huntingwood Trails (Collingwood) Ltd.; and others
Subject:	Proposed Official Plan Amendment
Description:	To institute a new official plan for Collingwood
Reference Number:	By-law No. 2023-095
Property Address:	Township-Wide
Municipality/UT:	Collingwood/Simcoe
OLT Case No.:	OLT-24-001113
OLT Lead Case No.:	OLT-24-001113
OLT Case Name:	Maffei v. Simcoe (County)

BEFORE:

N. Eisazadeh	)	Friday, the 7th
N. Eisazadeh	)	
	)	day of March, 2025

UPON APPEALS having been brought by 12123045 Canada Inc. et al., under subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, regarding the adoption of a town-wide new Official Plan by the Town of Collingwood, and approved by the County of Simcoe, to facilitate modernizing land use policies for sustainable growth over the next twenty years;

AND THIS MATTER having come before the Tribunal on Friday, March 7, 2025, by videoconference for a first Case Management Conference ("CMC"), whereby it marked as Exhibit 1 the Affidavit of Service of Samantha Trottola on January 31, 2025, attesting to proper Notice having been given for this first CMC;

AND THE TRIBUNAL, having received four requests for Participant status from 2554281 Ontario Ltd., Sharon Carr, Chris Mifflin, and Blue Mountain Watershed Trust Foundation (collectively the "Participants");

AND THE TRIBUNAL, having considered the Participant Status Request Forms and Participant Statement Forms received from the Participants, there being no objections made by any of the Statutory Parties, with Counsel for Huntingwood Trails (Collingwood) Ltd. noting its unopposed position is without prejudice to oppose any further Party status requests made by Blue Mountain Watershed Trust Foundation in respect of his client's site-specific appeals, granted Participant status to 2554281 Ontario Ltd., Sharon Carr, Chris Mifflin, and Blue Mountain Watershed Trust Foundation;

AND THE TRIBUNAL, having received three requests for Party status from Denis Martinek; Di Poce Management Limited, and 1000807549 Ontario Inc. (collectively the "Proposed Non-Appellant Parties");

AND THE TRIBUNAL, having considered the submissions made by the Proposed Non-Appellant Parties as well as the Statutory Parties, deferred the granting of Party status for all three Proposed Non-Appellant Parties until the next CMC event or until such time as an Issues List for all appeals has been formalized and filed so as to enable the identification of the particular issues under which the Proposed Non-Appellant Parties will be sheltering under pursuant to Rule 8.3 of the Ontario Land Tribunal's *Rules of Practice and Procedure* ("Tribunal's Rules");

AND THE TRIBUNAL, having deferred canvassing the prospect of the Parties' willingness to participate in Tribunal-led mediation until the next CMC or until such time as an Issues List for all appeals has been formalized and filed with the Tribunal;

AND THE TRIBUNAL having scheduled a second CMC to commence on **Wednesday, May 28, 2025**, at **10 a.m.** by videoconference with the following log-in credentials:

Parties and/or Participants are asked to log in to the event at least **15 minutes** before it begins to test their video and audio connections:

GoTo Meeting: https://global.gotomeeting.com/join/519389173

Access code: 519-389-173

Parties and/or Participants are asked to access and set up the application well in advance of the event to avoid unnecessary delay. The desktop application can be downloaded at **GoTo Meeting** or a web application is available: https://app.gotomeeting.com/home.html

Persons who experience technical difficulties accessing the GoTo Meeting application or who only wish to listen to the event can connect to it by calling in to an audio-only telephone line: **(647) 497-9373 or Toll Free 1-888-299-1889**. The access code is: **519-389-173**.

Individuals are directed to connect to the event on the assigned date at the correct time. It is the responsibility of the persons participating in the event to ensure that they are properly connected at the correct time. Questions prior to the event may be directed to the Tribunal's Case Coordinator.

AND THE TRIBUNAL, having directed that the Parties shall circulate a copy of their formalized Issues Lists to the three Proposed Non-Appellant Parties by **Tuesday, May 6, 2025;**

AND THE TRIBUNAL, directing that the three Proposed Non-Appellant Parties shall respond to the Statutory Parties by **Tuesday, May 13, 2025**, identifying under which of the issues within the circulated Issues Lists they will be seeking to shelter under in

regard to their respective requests for Party status pursuant to Rule 8.3 of the Tribunal's Rules;

AND THE TRIBUNAL, directing that the Parties shall file with the Tribunal by **Friday, May 16, 2025**, a copy of the draft Procedural Order along with finalized Issues Lists which shall include identification of which issues each of the Proposed Non-Appellant Parties will be seeking to shelter under in regard to their respective requests for Party status for consideration at the second CMC;

THE TRIBUNAL ORDERS THAT:

1. Participant status be and is hereby granted to:

    i. 2554281 Ontario Ltd.
    ii. Sharon Carr
    iii. Chris Mifflin
    iv. Blue Mountain Watershed Trust Foundation

2. The Parties shall file a Procedural Order, inclusive of Issues List which shall include identification of which issues each of the Proposed Non-Appellant Parties will be seeking to shelter under in regard to their respective requests for Party status, with the Tribunal no later than **Friday, May 16, 2025.**

3. A second CMC is scheduled to commence on **Wednesday, May 28, 2025 at 10 a.m.,** by videoconference at the details above referenced to consider the deferred Party status requests, the scheduling of any necessary motions (if required), to canvas the viability of participation in Tribunal-led mediation, and any other procedural matters that may arise with the goal of organizing these appeals for a hearing on their merits.

“Euken Lui”

EUKEN LUI
ACTING REGISTRAR

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

Attachment 1

CMC ATTENDANCE LIST		
STATUTORY PARTIES		
PARTY NAME		**COUNSEL**
1.	2322254 Ontario Inc. *Applicant/Appellant*	**Cristin Hunt** Email: chunt@goodmans.ca Tel: 416.597.5908 **Max Laskin (*in absentia*)** Email: mlaskin@goodmans.ca Tel: 416.849.6938 **Goodmans LLP** 333 Bay St, Unit 3400 Toronto ON M5H 2S7
2.	12123045 Canada Inc. *Applicant/Appellant*	**Sobiga Kamalakaran** Email: sobiga@builtlegal.com Tel: 647.327.2572 **Built Legal Professional Corporation** 357 Bay Street Toronto, ON M5H 4A6
3.	Adventurous Holdings Limited *Applicant/Appellantf*	**Sobiga Kamalakaran** Email: sobiga@builtlegal.com Tel: 647.327.2572 **Built Legal Professional Corporation** 357 Bay Street Toronto, ON M5H 4A6

4.	Consulate Developments (Ontario) Inc. *Applicant/Appellant*	**Shelley Kaufman** Email: skaufman@tmalaw.ca Tel: 905.529.3476 **Scott Snider (*in absentia*)** Email: ssnider@tmalaw.ca Tel: 905.529.3476 **TMA Law** 25 Main Street West, Suite 2010 Hamilton, ON L8P 1H1
5.	DNRN Holdings Inc. *Applicant/Appellant*	**Carly Emmett** Email: cemmett@barristonlaw.com Tel: 705.792.9200 **Matt Hodgson (*in absentia*)** Email: mhodgson@barristonlaw.com Tel: 705.445.1200 **Barriston Law** 151 Ferris Lane, Suite 202 Barrie, ON L4M 6C1
6.	2182890 Ontario Inc. c/o EDEV Inc. *Applicant/Appellant*	**Stephen Watt** Email: swatt@municipal-law.ca Tel: 416.977.9874 **Stephen Watt Barrister & Solicitor** 23 Mississauga Street W. Orillia, ON L3V 3A5
7.	1549003 Ontario Inc. *Applicant/Appellant*	**Victor Vandergust** Email: vic@vandergustlaw.com Tel: 705.445.4544 **Vandergust, Victor L.,** **Professional Corporation** 11 Hurontario Street Collingwood, ON L9Y 3Z4

8.	Huntingwood Trails (Collingwood) Ltd. *Applicant/Appellant*	**Kyle Gossen** Email: kyleg@davieshowe.com Tel: 416.977.7088 **Liam Valgardson** Email: liamv@davieshowe.com Tel: 416.263.4517 **Davies Howe LLP** The Tenth Floor, 425 Adelaide Street West Toronto, ON M5V 3C1
9.	Lorablue Developments Inc. *Applicant/Appellant*	**Al Burton** Email: aburton@trlaw.com Tel: 416.868.3113 **Thomson Rogers LLP** 390 Bay Street, Suite 3100 Toronto, ON M5H 1W2
10.	MacPherson Builders (Cranberry) Limited *Applicant/Appellant*	**Shelley Kaufman** Email: skaufman@tmalaw.ca Tel: 905.529.3476 **Scott Snider (*in absentia*)** Email: ssnider@tmalaw.ca Tel: 905.529.3476 **TMA Law** 25 Main Street West, Suite 2010 Hamilton, ON L8P 1H1
11.	Mason Homes (Collingwood) Limited *Applicant/Appellant*	**Carly Emmett** Email: cemmett@barristonlaw.com Tel: 705.792.9200 **Matt Hodgson (*in absentia*)** Email: mhodgson@barristonlaw.com Tel: 705.445.1200 **Barriston Law** 151 Ferris Lane, Suite 202 Barrie, ON L4M 6C1

12.	Vincent Maffei on behalf of the Estate of Grazia Maffei *Applicant/Appellant*	**Amber Stewart** Email: amber@amberstewartlaw.com Tel: 416.436.8355 **Amber Stewart Law** 1570 Kipling Avenue, Suite 200 Etobicoke, ON M9R 2Y1
13.	Munro Golf Limited *Applicant/Appellant*	**Leo Longo** Email: llongo@airdberlis.com Tel: 416.865.7778 **Aird & Berlis LLP** Brookfield Place, 181 Bay Street, Suite 1800 Toronto, ON M5J 2T9
14.	2204604 Ontario Inc. *Applicant/Appellant*	**Alan Heisey** Email: heisey@phmlaw.com Tel: 416-601-2702 **PHM Law** 121 King Street West, Suite 510 Toronto, ON M5H 3T9
15.	2681199 Ontario Inc. *Applicant/Appellant*	**Leo Longo** Email: llongo@airdberlis.com Tel: 416.865.7778 **Aird & Berlis LLP** Brookfield Place, 181 Bay Street, Suite 1800 Toronto, ON M5J 2T9
16.	2667588 Ontario Inc. *Applicant/Appellant*	**Leo Longo** Email: llongo@airdberlis.com Tel: 416.865.7778 **Aird & Berlis LLP** Brookfield Place, 181 Bay Street, Suite 1800 Toronto, ON M5J 2T9

17.	2773098 Ontario Inc. *Applicant/Appellant*	**Leo Longo** Email: llongo@airdberlis.com Tel: 416.865.7778 **Aird & Berlis LLP** Brookfield Place, 181 Bay Street, Suite 1800 Toronto, ON M5J 2T9
18.	Town of Collingwood *Approval Authority*	**Steven J. O'Melia** Email: somelia@millerthomson.com Tel: 519.593.3289 **Thomas Sanderson** Email: tsanderson@millerthomson.com Tel: 519.593.2432 **Elizabeth Gaudet** Email: egaudet@millerthomson.com Tel: 519.593.3369 **Miller Thomson LLP** 115 King Street South, Suite 300 Waterloo ON N2J 5A3
19.	County of Simcoe *Approval Authority*	**Will Thomson** Email: will@willthomson.ca Tel: 705.441.0054 **Will Thomson Barrister and Solicitor** P.O. Box 314, Collingwood PO Main Collingwood ON L9Y 3Z7
PARTICIPANTS		
PARTICIPANT NAME		**REPRESENTATIVE***
1.	2554281 Ontario Ltd. *Participant*	***Eric Palmer (*in absentia*)** Email: epalmer@grnland.com Tel: 705.444.8805, ext. 302

2.	Sharon Carr *Participant*	***Sharon Carr** Email: sharoncarr@gmail.com Tel: 705.888.4601
3.	Chris Mifflin *Participant*	***Chris Mifflin (*in absentia*)** Email: chris.mifflin@rogers.com Tel : 647.988.43576
4.	Blue Mountain Watershed Trust Foundation *Participant*	***Duncan Bristow** Email: duncanbristow@outlook.com Tel: 705.444.9708
PROPOSED NON-APPELLANT PARTIES		
PROPOSED PARTY NAME		**COUNSEL / REPRESENTATIVE***
1.	Denis Martinek *Proposed Party*	***David Finbow** Email: dfinbow8@gmail.com Tel : 705.888.1918
2.	Di Poce Management Limited *Proposed Party*	**Peter Voltsinis** Email: pvoltsinis@cassels.com Tel: 416.860.6766 **Signe Leisk (*in absentia*)** Email: sleisk@cassels.com Tel: 416.869.5411 **Cassels Brock & Blackwell LLP** Suite 3200, Bay Adelaide Centre – North Tower 40 Temperance Street Toronto, ON M5H 0B4

3.	1000807549 Ontario Inc. *Proposed Party*	**Al Burton** Email: aburton@trlaw.com Tel: 416.868.3113 **Thomson Rogers LLP** 390 Bay Street, Suite 3100 Toronto, ON M5H 1W2