Ontario Land Tribunal
Tribunal ontarien de l'aménagement du territoire

ISSUE DATE: September 26, 2025 **CASE NO(S).:** 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

Heard: September 24, 2025 by Telephone Conference Call

APPEARANCES:

Parties	**Counsel**
2322254 Ontario Inc.	Max Laskin Cristin Hunt (in absentia)
12123045 Canada Inc.	Sobiga Kamalakaran
Adventurous Holdings Limited	Sobiga Kamalakaran
Consulate Developments (Ontario) Inc.	Scott Snider (in absentia) Shelley Kaufman

DNRN Holdings Inc.	Matt Hodgson
2182890 Ontario Inc. c/o EDEV Inc.	Stephen Watt
Huntingwood Trails (Collingwood) Ltd.	Kyle Gossen Liam Valgardson (in absentia)
Lorablue Developments Inc.	Al Burton
MacPherson Builders (Cranberry) Limited	Scott Snider (in absentia) Shelley Kaufman
Mason Homes (Collingwood) Limited	Matt Hodgson
Vincent Maffei on behalf of the Estate of Grazia Maffei	Amber Stewart
2204604 Ontario Inc.	Alan Heisey
Town of Collingwood	Steven J. O'Melia (in absentia) Thomas Sanderson Elizabeth Gaudet
County of Simcoe	Will Thomas
Denis Martinek	David Finbow
Di Poce Management Limited	Ms. Keating

MEMORANDUM OF ORAL DECISION DELIVERED BY J. INNIS ON SEPTEMBER 24, 2025 AND ORDER OF THE TRIBUNAL

BACKGROUND

[1] This was a Case Management Conference by Telephone Conference Call (TCC) concerning multiple appeals filed under I have suggested section 17(36) of the *Planning Act* with respect to the new Official Plan adopted by the Town of Collingwood on December 11, 2023. The Official Plan was approved by the County of Simcoe on September 24, 2024, with the exception of non-decisions on certain identified items.

[2] Three prior Case Management Conferences have been held in relation to these appeals. The purpose of the present TCC was to address the proposed hearing plan and to determine whether additional time was warranted.

HEARING PLAN

[3] Counsel for the Town of Collingwood submitted a revised draft hearing plan, which proposed a schedule extending into 2027, more than doubling the previously allocated time. The prior hearing plan contemplated that general issues would be addressed first, to be followed by consideration of the site-specific appeals. The revised plan suggested an alternative approach.

[4] The Tribunal expressed concern regarding its ability to schedule matters into 2027, given its mandate to conduct proceedings efficiently and in a timely manner. Having considered the submissions, the Tribunal directed that ten additional hearing days be added to the current schedule, immediately following the existing hearing dates of April 8 to May 14, 2026. The hearing will now continue from May 15 to May 29, 2026.

[5] The Tribunal further directed the parties to advise, by January 31, 2026, whether additional time will be required to address site-specific appeals. Should further time be necessary, additional hearing dates may be scheduled later in 2026.

ADJOURNMENT REQUEST

[6] Counsel for 2322254 Ontario Inc. requested that its appeals be adjourned sine die. The request was supported by counsel for the Town of Collingwood and the County of Simcoe. The basis for the request is that the appellant is required to complete certain testing and fieldwork that can only be undertaken during specific seasonal windows, and the results of that work are necessary to advance its appeals.

[7] The Tribunal granted the request. The appeals of 2322254 Ontario Inc. are adjourned sine die, to be brought forward when the requisite studies have been completed.

ORDER

[8] **The Tribunal Orders** that:

1. The hearing scheduled is extended by ten additional days immediately following the previously scheduled hearing dates of April 8 to May 14, 2026. The hearing will now continue from May 15 to May 29, 2026;

2. The parties shall advise the Tribunal, through the Case Coordinator, no later than January 31, 2026, whether additional time is required to address site specific appeals; and

3. The appeal of 2322254 Ontario Inc is adjourned sine die.

[9] The Member may be spoken to through the Case Coordinator if any issues arise.

"J. Innis"

J. INNIS
MEMBER

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.