Ontario Land Tribunal
Tribunal ontarien de l'aménagement du territoire

ISSUE DATE: September 22, 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:

J. INNIS MEMBER	)))	Wednesday, the 17th day of September, 2025

WHEREAS the Town of Collingwood adopted a new Official Plan on December 11, 2023, which was subsequently approved by the County of Simcoe on September 24, 2024, with the exception of certain non-decisions identified in the County's notice of decision;

AND WHEREAS the within settlement pertains only to the appeals filed by 2681199 Ontario Inc., 2667588 Ontario Inc., and 2773098 Ontario Inc., (collectively referred to as

the “High Street Appeals”) and does not resolve or otherwise dispose of the other appeals filed in respect of the official plan;

THIS MATTER having come before the Tribunal as a settlement motion in writing, and upon reviewing and having considered:

i. the uncontested opinion evidence proffered by Gordon H. Russell, a Registered Professional Planner and full member of the Canadian Institute of Planners, in his comprehensive affidavit sworn August 27, 2025;

ii. participant statements filed with the Tribunal in connection with the appeals, noting that none of the participants submitted further statements in response to the revised settlement proposal now before the Tribunal;

iii. the written submissions of the parties; and

iv. the minutes of settlement between The Corporation of the Town of Collingwood, The Corporation of the County of Simcoe, and 2681199 Ontario Inc., 2667588 Ontario Inc., and 2773098 Ontario Inc., dated July 30, 2025, 2025.

AND THE TRIBUNAL understands that the aforementioned sworn evidence of Mr. Russell reflects revisions to the application before the Tribunal that were reached through cooperative efforts of all Parties;

AND THE TRIBUNAL, having accepted the uncontroverted opinion evidence of Mr. Russell as presented in his affidavit, finds that the modifications to the Town of Collingwood Official Plan, as agreed to by the parties in the minutes of settlement, have appropriate regard to the matters of provincial interest under Section 2 of the *Planning Act*, are consistent with the *Provincial Planning Statement, 2024*, conform with and maintain the purpose and intent of the County of Simcoe Official Plan, and maintain the purpose and intent of The Town of Collingwood Official Plan. The Tribunal further finds that the modifications represent good planning and are in the public interest;

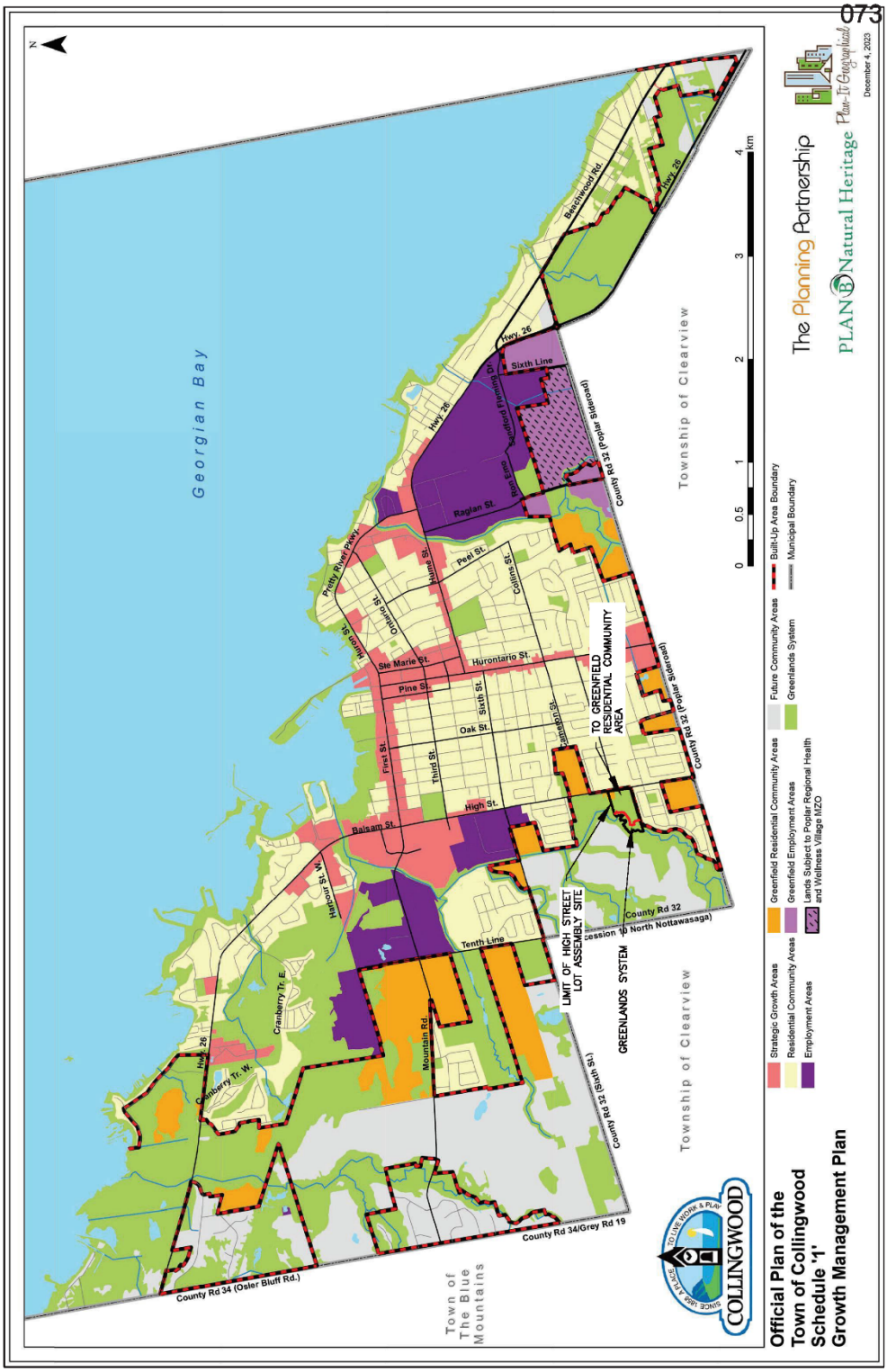
THE TRIBUNAL ORDERS THAT the appeals by 2681199 Ontario Inc., 2667588 Ontario Inc., and 2773098 Ontario Inc., are allowed, in part, and the Town of Collingwood Official Plan Schedules 1, 2 and 3 are hereby modified as shown on **Attachment 1** to this Order.

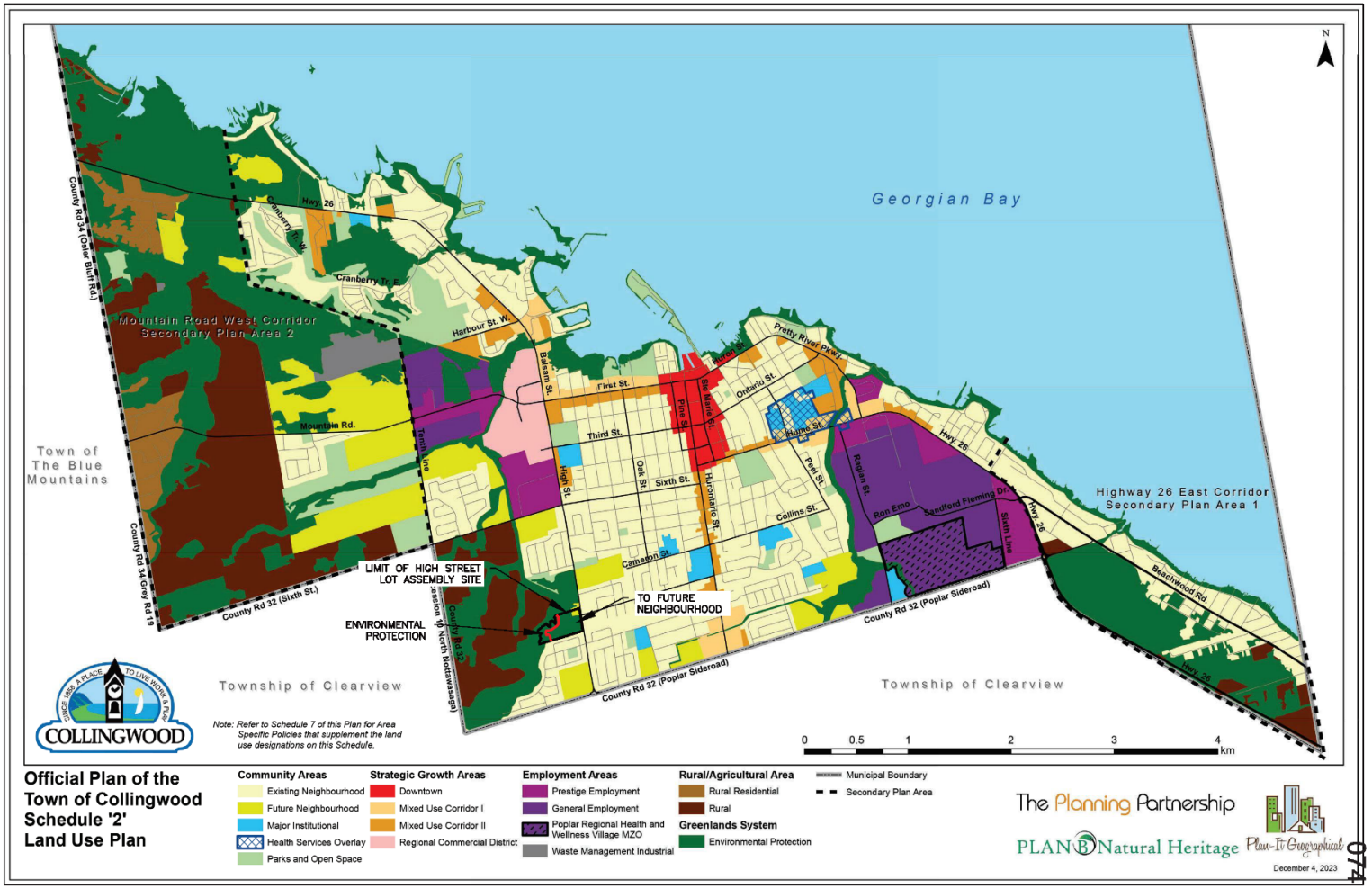
The Tribunal may be spoken to concerning any issues arising respecting the implementation of this Order.

"Matthew D.J. Bryan"

MATTHEW D.J. BRYAN
REGISTRAR

Attachment 1




Georgian Bay
Mountain Road West Corridor Secondary Plan Area 2
Highway 26 East Corridor Secondary Plan Area 1
Town of The Blue Mountains
Township of Clearview
Township of Clearview
LIMIT OF HIGH STREET LOT ASSEMBLY SITE
TO FUTURE NEIGHBOURHOOD
ENVIRONMENTAL PROTECTION
County Rd 34 (Osler Bluff Rd.)
County Rd 34/Grey Rd 19
County Rd 32 (Sixth St.)
County Rd 32 (Poplar Sideroad)
Hwy. 26
Cranberry Tr. W.
Cranberry Tr. E.
Harbour St. W.
Mountain Rd.
Peel St.
Baldwin St.
First St.
Third St.
Sixth St.
Ontario St.
Huron St.
Pine St.
St. Mark's St.
Hume St.
Pretty River Pkwy.
Raglan St.
Ron Eno
Sandford Fleming Dr.
Sixth Line
Collins St.
Cameron St.
High St.
Oak St.
Huronia St.
Beechwood Rd.
Concession 10 North Notawasaga
0 0.5 1 2 3 4 km
N
Note: Refer to Schedule 7 of this Plan for Area Specific Policies that supplement the land use designations on this Schedule.
Official Plan of the Town of Collingwood
Schedule '2'
Land Use Plan
Community Areas
Existing Neighbourhood
Future Neighbourhood
Major Institutional
Health Services Overlay
Parks and Open Space
Strategic Growth Areas
Downtown
Mixed Use Corridor I
Mixed Use Corridor II
Regional Commercial District
Employment Areas
Prestige Employment
General Employment
Poplar Regional Health and Wellness Village MZO
Waste Management Industrial
Rural/Agricultural Area
Rural Residential
Rural
Greenlands System
Environmental Protection
Municipal Boundary
Secondary Plan Area
The Planning Partnership
PLANB Natural Heritage
Plan-It Geographical
December 4, 2023

Official Plan of the Town of Collingwood
Schedule '3'
Natural Heritage System

Natural Heritage System
Adjacent Lands Overlay
Municipal Boundary

The Planning Partnership
PLAN B Natural Heritage
Plan-It Geographical

December 4, 2023