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	)	Wednesday, the 17th
MEMBER	)	
	)	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 appeal filed by DNRN Holdings Inc. 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 Kristine A. Loft, a Registered Professional Planner and full member of the Canadian Institute of Planners, in his comprehensive affidavit sworn September 5, 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 DNRN Holdings Inc., dated August 22, 2025.

AND THE TRIBUNAL understands that the aforementioned sworn evidence of Ms. Loft 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 Ms. Loft as presented in her 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 appeal by DNRN Holdings Inc. is allowed, in part, and the Town of Collingwood Official Plan is modified in accordance with this site-specific Policy Modifications set out in **Schedule A**, and the Mapping Modification set out in **Schedule B**, for the subject lands identified in **Schedule C** 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

Schedule A

POLICY MODIFICATION

The purpose of the policy modification to the Official Plan of the Town of Collingwood is to create a new Area 31 that would apply to the subject lands as an Area Specific Prestige Employment Policy, as follows:

"*5.7.7.3 Area 31 - 10045 Highway 26*

a) On the property identified as Area 31 on Schedule 7, a commercial recreation facility shall be permitted. For greater clarity, this policy intends to permit commercial recreational uses lawfully established in accordance with s. 1(1.1) of the *Planning Act*, R.S.O. 1990. C. P.13.

b) All of the permitted uses and policies for the Prestige Employment Designation shall continue to apply to Area 31, with the exception of Section 5.4.1.2 c) vii (being the prohibition of recreation facilities)."

Schedule B

MAPPING MODIFICATION

The purpose of the mapping modification to the Official Plan of the Town of Collingwood is to identify a new Area 31 on Schedule 7, as depicted below:

Schedule C

Legal Description of Subject Lands:

PT LT 42 CON 7 NOTTAWASAGA PTS 4, 5, 6, 7 & 12 51R28708 EXCEPT PTS 1 TO 4 51R38060; T/W RO1414048 - EASEMENT RO1414048 RELEASED AS TO PTS 2 & 5 51R38059 BY SC935134; T/W & S/T RO1414049 - EASEMENT RO1414049 RELEASED AS TO PTS 2 & 3 51R38060 BY SC932164; EASEMENT RO1414049 RELEASED AS TO PTS 3 & 4 51R38059 BY SC940249; TOWN OF COLLINGWOOD

Municipal Address:

10045 Highway 26, Collingwood, ON L9Y 5R1

Parcel Map: