Ontario Land Tribunal
Tribunal ontarien de l'aménagement du territoire

ISSUE DATE: July 15, 2026 **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
OLT Lead Case No.:	OLT-24-001113
OLT Case Name:	Maffei v. Simcoe (County)

PROCEEDING COMMENCED UNDER subsection 9(1) of the *Ontario Land Tribunal Act, 2021*, S.O. 2021, c. 4, Sched. 6

Request by:	Town of Collingwood
Motion for:	Directions

Heard: June 30, 2026 by Video Hearing

APPEARANCES:

Parties	**Counsel**
Town of Collingwood	Thomas Sanderson Elizabeth Gaudet Steven O'Melia (*in absentia*)
County of Simcoe	Thomas Sanderson (acting as agent) Will Thomson (*in absentia*)
2322254 Ontario Inc.	Max Laskin Cristin Hunt (*in absentia*)
12123045 Canada Inc.	Sobiga Kamalakaran
Adventurous Holdings Limited	Sobiga Kamalakaran
Consulate Developments (Ontario) Inc. (Bridgewater on Georgian Bay)	Shelley Kaufman Scott Snider (*in absentia*)
2182890 Ontario Inc. c/o EDEV Inc.	Stephen Watt
1549003 Ontario Inc. c/o Doug Green	Victor Vandergust
Huntingwood Trails (Collingwood) Ltd.	Liam Valgardson Kyle Gossen
Lorablue Developments Inc.	Al Burton
MacPherson Builders (Cranberry) Limited	Shelley Kaufman Scott Snider (*in absentia*)
Mason Homes (Collingwood) Limited	Matt Hodgson
Vincent Maffei on behalf of the Estate of Grazia Maffei	Amber Stewart
2204604 Ontario Inc.	Arash Jazayeri Alan Heisey (*in absentia*)

Di Poce Management Limited	Peter Voltsinis Marisa Keating (*in absentia*) Signe Leisk (*in absentia*)

DECISION DELIVERED BY C.I. MOLINARI AND ORDER OF THE TRIBUNAL

INTRODUCTION / BACKGROUND

[1] The matter before the Tribunal was a Case Management Conference ("CMC") related to various appeals brought under s. 17(36) of the *Planning Act* ("Act") against the approval by the County of Simcoe ("County") of the new Official Plan ("New OP") for the Town of Collingwood ("Town"), with the exception of certain non-decisions identified in the County's notice of decision. The New OP was subsequently appealed by multiple Parties.

[2] Also before the Tribunal was a motion for directions ("Motion") brought by the Town, seeking an Order of the Tribunal, as more particularly outlined in paragraph [6], to:

1. vary the approved Procedural Order;
2. reschedule the merit hearing;
3. confirm the policies of the New OP that have come into force and effect pursuant to s. 17(27) of the Act;
4. confirm the policies and schedules of the New OP that remain under appeal on a site-specific basis; and
5. abridge the time for service of the Motion material.

[3] Previous CMCs determined, in part, the following:

1. the Participants to the appeals;
2. the Non-Appellant Parties to the appeals;

3. the scheduling of a merit hearing from April 8 to May 29, 2026 (subsequently adjourned, as all remaining appeals were scoped to site-specific issues and the hearing dates were therefore no longer required);
4. the settlement of certain site-specific appeals;
5. the *sine die* adjournment of the appeal by 2322254 Ontario Inc. ("2322254 Appeal");
6. the approval of a Procedural Order ("PO") governing three Appellants and adjourning the remaining appeals to allow for discussions on scoping the appeals to site-specific issues;
7. the approval, in part, of the appeal by Huntingwood Trails (Collingwood) Ltd. and the scoping of the remaining portion of that appeal to site-specific issues; and
8. the scoping of the remaining appeals to site-specific issues.

THE MOTION

[4] In hearing the Motion, the Tribunal makes no findings or rulings with respect to the merits of any of the appeals.

[5] The Town served a Motion Record and a Supplementary Motion Record ("Motion Material") on June 26, 2026. No Responding Motion Records were filed. Thus, the only materials before the Tribunal for the Motion are the following:

1. Motion Record containing, in part, the Notice of Motion dated June 19, 2026, and an Affidavit of Nathan Wukasch sworn on May 5, 2026;
2. Supplementary Motion Record containing, in part, a Supplementary Affidavit of Nathan Wukasch sworn on June 26, 2026; and
3. Affidavits of Service for the Motion Record and Supplementary Motion Record, affirmed by Mr. Sanderson and Amanda Pryce, respectively, on June 29, 2026.

[6] The Town brought the Notice of Motion seeking:

1. an Order varying the Procedural Order issued January 23, 2026, and replacing it with an updated Procedural Order;
2. an Order rescheduling the hearing to February 22, 2027;
3. an Order giving effect to the scoping of appeals as follows:
    a. confirming the policies of the New OP that have come into force and effect by operation of subsection 17(27) of the Act, subject to settlements to date and the ongoing site-specific appeals; and
    b. confirming the policies and Schedules of the New OP that remain under appeal on a site-specific basis, and so are not in force or effect in relation to each appellant's lands.
4. if necessary, an Order abridging the time for service or filing of the Motion; and
5. such further and other relief as counsel may advise and the Tribunal may deem appropriate.

SUBMISSIONS AND FINDINGS ON THE MOTION

[7] With no objections from any Party, the Tribunal allowed the Motion to be heard and converted the CMC to a motion hearing, pursuant to Rules 10.5, 10.10 and 19.6, respectively, of the Tribunal's *Rules of Practice and Procedure* ("OLT Rules").

[8] For organizational purposes, the relief requests in the Motion Record are addressed below out of sequence from the Notice of Motion.

Section 4 of the Motion – Abridged Notice Period

[9] With no objection from any Party, the Tribunal abridged the notice period required under Rule 10.5 of the OLT Rules for service of the Motion Material from 15 days before the motion hearing to the dates on which the Motion Material was served.

Section 3 a. and b. of the Motion – Policies not under Appeal and Policies remaining under Appeal

[10] The Town advised that all outstanding appeals have now been narrowed to site-specific issues, that the only policies of the New OP remaining under appeal are those identified in **Schedule A** of this Decision and Order, and that accordingly, with the exception of those policies, the remainder of the New OP is in force and effect pursuant to s. 17(27) of the Act.

[11] The Town proposed 'without prejudice' wording for the Order, in order to safeguard the rights and positions of all Parties upon the coming into force of the policies of the New OP not under appeal.

[12] With no objections from any Party, the Tribunal confirmed that, with the exception of the policies listed in **Schedule A** attached hereto that remain under appeal on a site-specific basis, the remainder of the New OP is in force and effect pursuant to s. 17(27) of the Act.

Section 1 of the Motion – Procedural Order

[13] The Parties engaged in discussions regarding revisions to the approved PO governing all Appellants, other than 2322254 Ontario Inc. ("PO Parties"). Ultimately, the PO Parties agreed that individual POs would be both appropriate and prudent, given the need for different exchange dates for each appeal. The PO Parties agreed to submit the individual POs by July 24, 2026.

[14] The Tribunal found both the use of individual POs and the proposed submission date to be reasonable and appropriate and ordered accordingly.

[15] The individual POs will be reviewed and approved once finalized and submitted to the Tribunal by the Town on consent of the PO Parties.

[16] The Tribunal notes that the 2322254 Appeal is not governed by the approved PO, the appeal having been adjourned *sine die* by the Tribunal's September 26, 2025 Decision and Order. The 2322254 Appeal was considered separately, as addressed in paragraphs [21] to [23].

Section 2 of the Motion – Merit Hearing Dates

[17] The Town initially requested the merit hearing to be scheduled commencing on February 22, 2027. However, following the discussion regarding the POs addressed above, the Parties agreed that hearing dates should not be scheduled at this time, pending determination of the required exchange dates and whether any appeals could appropriately be grouped together. For greater certainty, the remaining appeals continue on a site-specific basis, whether heard individually or grouped together.

[18] At the request of Mr. Sanderson, and with no objection from any Party, the Tribunal directed the Parties, with the exception of 2322254 Ontario Inc., to propose a hearing schedule for late 2026 or early 2027.

[19] It was the consensus of the Parties that the appeals need not be presided over by the same Tribunal member and could be subdivided and/or grouped as the Parties consider appropriate, subject to Tribunal approval.

[20] The Tribunal directed the Town to submit, by July 24, 2026, the draft individual POs reflecting the proposed hearing schedule, together with any proposed subdivision or grouping of appeals.

APPEAL BY 2322254 ONTARIO INC.

[21] The 2322254 Appeal was previously adjourned *sine die* to permit the completion of certain testing and fieldwork required to advance the appeal. Mr. Laskin advised that further delays have occurred due to health-related issues affecting the consultant retained to undertake the work, and that the timelines contemplated for the individual POs are not suitable for nor applicable to this appeal. He submitted that the time

required to complete the report and the exchange of witness statements would result in a merit hearing being scheduled no earlier than December 2027, with early 2028 being more realistic. He noted that any prejudice is limited and would not affect the other Appellants. Accordingly, he requested that the 2322254 Appeal continue to be adjourned *sine die*.

[22] The Town opposed the request for a continued adjournment of the 2322254 Appeal, submitting that sufficient time has already been afforded for the completion of the required work. Mr. Sanderson advised that the Town is seeking an expeditious resolution of the appeal and submitted that a hearing date should now be scheduled.

[23] The Tribunal found that the 2322254 Appeal should remain adjourned *sine die* given the circumstances affecting the work required to advance the appeal. Further, the Motion did not address or seek to alter the existing adjournment, and the proposed changes to the PO have no bearing on the appeal, as 2322254 Ontario Inc. is not governed by it.

APPEAL BY 1549003 ONTARIO INC.

[24] Mr. Vandergust advised that mediation has been scheduled for the 1549003 Ontario Inc. appeal during the week of July 7, 2026 and submitted that, given the limited scope of the appeal and his client's intention to retire, an early fall 2026 merit hearing date would be preferable. Mr. Sanderson and Mr. Vandergust agreed to discuss the timing of the hearing following the motion hearing.

[25] The Tribunal made no findings or rulings with respect to the appeal by 1549003 Ontario Inc.

NEXT STEPS

[26] The Parties are to proceed in accordance with the directions set out above respecting the proposed hearing schedules, any proposed grouping of appeals, and the preparation of draft individual POs.

[27] Once the POs are in final form, the Town may request a further CMC through the Case Coordinator for approval of the POs and scheduling of the hearings.

ORDER

[28] **THE TRIBUNAL ORDERS** that the Town of Collingwood provide individual draft Procedural Orders for each Party governed by the previously approved Procedural Order to the Tribunal's Case Coordinator by July 24, 2026, reflecting hearings to be scheduled in the second half of 2026 or the first half of 2027 and any proposed subdivision or grouping of hearings.

[29] **THE TRIBUNAL ORDERS** that the appeal by 2322254 Ontario Inc. continue to be adjourned *sine die*, pending an update or request for Tribunal direction from the Town of Collingwood or 2322254 Ontario Inc.

[30] **THE TRIBUNAL ORDERS** that Town of Collingwood Official Plan, as approved by the County of Simcoe on October 8, 2024, is deemed to have come into full force and effect on October 30, 2024 by operation of s. 17(27) of the *Planning Act*, save and except that the policies and schedules listed in **Schedule A** attached to this Decision remain under appeal on a site-specific basis and are not in force or effect in relation to the lands listed beside each relevant provision in **Schedule A**. For greater certainty, this includes the listed appendices, without prejudice to any finding of the Tribunal respecting the legal status or effect of appendices within the Official Plan.

[31] Nothing in this Order affects the approval of policies in:

a. the Tribunal decisions issued on September 22, 2025, for the appeals of DNRN Holdings Inc., 2681199 Ontario Inc., 2667588 Ontario Inc., 2773098 Ontario Inc., and Munro Golf Limited; or

b. the Tribunal decision issued on April 29, 2026, for the appeal of Huntingwood Trails (Collingwood) Ltd.

[32] This Order is made without prejudice to the Tribunal's disposition of the appeals listed in **Schedule "A"** and shall not have the effect of limiting:

a. the rights of a party to seek modifications, deletions or additions in relation to those remaining appeals; or

b. the jurisdiction of the Tribunal to consider and approve such Official Plan modifications, deletions or additions in relation to the remaining appeals on a general, area-specific or site-specific basis, as the case may be, provided that the parties shall be bound by the commitments made by them to scope their issues on a site-specific or area-specific basis.

[33] The remaining appeals in this proceeding have been scoped on a site-specific or area-specific basis. Any Tribunal approval will be without prejudice to the ability of the Parties to argue the merits of such scoped appeals, either viewed independently of the approvals as they apply to other lands or as an exception to those approvals. The Tribunal retains the jurisdiction to consider and dispose of those scoped appeals on either basis.

[34] The Member is not seized of these proceedings.

[35] The Tribunal may be spoken to in the event there are issues related to the implementation of this Order.

"*C. I. Molinari*"

C. I. MOLINARI
MEMBER

SCHEDULE A

PARTS OF OFFICIAL PLAN REMAINING UNDER APPEAL
Policies Under Appeal On Site-Specific Basis[1]

Appellant	Site-Specific	Subject Lands
2322254 Ontario Inc.	▪ Policies 5.1.5; 5.4; 5.4.1; 5.4.2; 5.4.4.4; 5.4.5; 5.6; 5.6.1.4; 5.7 ▪ Appendices II and III ▪ Schedules 1-3	101 Mountain Road
12123045 Canada Inc. and Adventurous Holdings Ltd.	▪ Policies 3.7(k); ▪ 5.1.5; 5.5; 5.5.1; 5.5.2; 5.6 ▪ Schedules 1-3	59 and 60, 62, 64, 66, 68, 70 and 72 Braeside Street
Consulate Developments (Ontario) Inc. (Bridgewater on Georgian Bay)	▪ Policies 1.2(e), 1.2(j); ▪ 5.1.2; 5.1.5; 5.6; 5.6.1; 5.6.1.4; 5.6.2; 5.6.2.1; 5.6.2.2; 5.6.2.3; and 5.6.3; ▪ 7.1.2.3; 7.2.4 ▪ Schedules 1, 2, 3 and 3.1 ▪ Appendix III	Part of Lots 48, 49, 50 and 51, Concessions 11 and 12 (Consulate West Lands and East Lands)
2182890 Ontario Inc. c/o EDEV Inc.	▪ Schedules 1-2	11344 and 11352 Highway 26 West; 12 Gun Club Road
1549003 Ontario Inc.	▪ Schedule 1 (Growth Management Plan) ▪ Schedule 2 (Land Use Plan)	11555 Highway 26 West
Huntingwood Trails (Collingwood) Ltd.	▪ Policies 3.5(b), 3.7(g)(iii); (k); ▪ 4.3(j), (m), (o); ▪ 5.1.3(b); 5.1.5(b), (c); 5.1.8.1(a), 5.2.2.3(b), (c), (d), (e); 5.2.2.4; 5.4.5; 5.6(b); 5.6.1.2; 5.6.1.3(b); 5.6.1.4(a-c), (m), (n), (q); 5.6.2; 5.6.3; 5.7.2.1; 5.7.2.2; ▪ 6.1.9.3(a), (j); ▪ 6.2.3(b)(iv); ▪ 7.1.2.4; ▪ 7.1.5.1;	5 Silver Creek Drive (Part of Lots 47, 48 and 49, Concession 12)
Lorablue Developments Inc.	▪ Policy 5.6 ▪ Schedules 1-3	20 Balsam Street

Appellant	Site-Specific	Subject Lands
MacPherson Builders (Cranberry) Limited	▪ Policies 1.2(e), 1.2(j); ▪ 5.1.2; 5.1.5; 5.2.5; 5.2.5.3; 5.6; 5.6.1; 5.6.1.4; 5.6.2; 5.6.2.1; 5.6.2.2; 5.6.2.3; 5.6.3; ▪ 7.1.2.3; 7.1.12; 7.2.4 ▪ Schedules 1-3 and 3.1 ▪ Appendix III	Part of Lots 47 and 48, Concession 11, Part of Lot 47, Concession 10, Part of the Original Road Allowance between Concession 10 and 11, Part of Registered Plan 42, Part of Registered Plan 16, Part of Block A, Registered Plan 1654 (Blue Fairway Phase 5 & 6 and Phase 7 Development)
Mason Homes (Collingwood) Limited	▪ Schedules 1-3	380, 420 High Street
Vince Maffei on behalf of the Estate of Grazia Maffei	▪ Policies 5.1.2, 5.1.5, 5.6, 5.6.1; 5.6.1.2; 5.6.1.3; 5.6.1.4, 5.6.2, and 5.6.2.3; 5.6.3 ▪ Schedules 1-3 ▪ Appendix III	85 Toner Street
2204604 Ontario Inc.	▪ Policies 5.1.8.2; 5.1.8.3; 5.3.4.2; 5.3.4.3; 5.3.4.5; 5.7.6.3; 5.7.6.4	20 High Street

[1] Where a policy and a sub-section of a policy are referenced, the broadest policy reference remains under appeal.