

February 2, 2023

BY EMAIL: Julianna.Zhuo@ontario.ca

Municipal Services Office – Central Ontario
16th Floor
777 Bay Street
Toronto, ON
M7A 2J3

Attention: Julianna Zhuo

RE:	ERO Number:	019-6113
	Ministry Reference Number:	43-OP-221936
	Notice Type:	Instrument
	Act:	Planning Act, R.S.O. 1990
	Instrument Type:	Approval of a municipality's Official Plan County of Simcoe

P.I.N.: 58256-0037 (LT) – 80 Madeline Drive

We represent Elmgarden Estates Inc who is the owner of 80 Madeline Drive, Part Lots 50 & 51, Concession 12 (formerly Township of Nottawasaga) Town of Collingwood, County of Simcoe (the "Land" as highlighted in red on Schedule "A"). The Land is comprised of approximately 23 acres located on the east side of Madeline Drive bordered by existing residential development to the northwest and to the east by a proposed residential development comprised of townhouse, back-to-back townhouse and apartment uses with a maximum of 655 units on 11.92 acres.

We are writing in response to posting 019-6113 on the Environmental Registry of Ontario, whereby the Province of Ontario (the "Province") is seeking comments on the County of Simcoe's Official Plan Amendment No. 7, being an amendment to guide growth and development to the year 2051.

The in-force County of Simcoe Official Plan appropriately designated the Land as 'Settlements' on Schedule 1, however, portions of the land are designated as a Provincially Significant Wetland in Schedule 5.2.2 (see Schedule "B"). The Land was re-zoned in 2010 from Environmentally Protected (EP) to Rural Exception Eleven (RU-11), Environmental Protection Twelve (EP-12 Zone) and Environmental Protection Thirteen Zone (EP-13 Zone) under By-Law 2010-068 to both a) facilitate construction, and b) limit the site, to one single family dwelling. Given the size and location of the site and it's proximity to all of Collingwood's infrastructure, we are of the opinion that the current permission/restriction is an underutilization of the site. We recognize that the lands have a wetland designation but are of the opinion that should a wetland re-evaluation reveal that the wetland can be removed then the site could accommodate a development similar to the attached preliminary development concept plan proposing 307 units (see Schedule "C").

With the appropriate development permissions in place, the Land is well suited for community development within the 10-year period wherein the province seeks to build 1,500,000 homes to

address the housing crisis currently facing Ontario. We also understand the Province has recently made changes to their Wetland Evaluation System as part of Bill 23, which was proclaimed into law on November 28, 2022.

As such, we are asking the Province identify a site-specific policy that will permit the re-evaluation of any wetland designation, and further include policies that would permit residential development at a minimum density of 6 units per net hectare following a wetland re-evaluation.

In summary, we are respectfully requesting the province to re-evaluate the land for future development as we are of the opinion that the Land should be intensified beyond the currently permitted single-family dwelling because the lands are currently designated Settlement Area and are within close proximity to substantial existing community infrastructure. Expediting the development concept will assist with meeting the Province's strategic objective of adding housing supply which will result in the provision of a greater variety of housing options at various levels of affordability and attainability.

Thank you for your consideration.

Yours very truly,

LAND SOLUTIONS ONTARIO

Melissa Fasullo
Principal
Phone (647) 898-2190
Encl.

SCHEDULE "A"



SCHEDULE "B"



County of Simcoe Official Plan Schedule 5.2.2 (Approved by OMB on May 9, 2016)

SCHEDULE "C"

307 units

