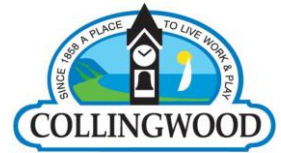


PDA2026-03 Appendix 'A'

Conditional Site Plan Control Decision



Authority & Background:

The following is a decision respecting a Site Plan Application made by the delegate or authorized approval authority having jurisdiction under the Town's Delegation of Authority By-law 2020-059, as amended, the Site Plan Control By-law 2010-082, as amended, and Section 41(4.0.1) of the *Planning Act*.

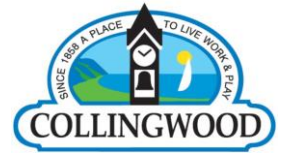
In accordance with Section 41 (7.1-7.3) of the *Planning Act*, this conditional site plan approval will lapse three years from the date that the conditional approval was issued. The conditional approval shall not lapse if, before the lapsing date, a permit is issued under the *Building Code Act* to implement the site plan approval.

The decision is considered on the basis of the information summarized below.

File Number:	PLSPMI2025258
Staff Report No.:	PDA2026-03
Property Address:	555 Tenth Line
Proposal Description:	Redevelopment of an Existing Concrete Mixing Plant

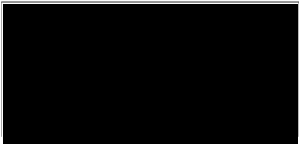
PDA2026-03 Appendix 'A'

Conditional Site Plan Control Decision



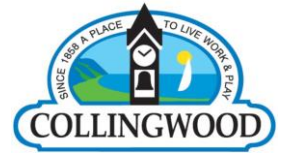
Decision Declaration:

I, Summer Valentine, being the Director, Growth and Development of the Town of Collingwood, render the following decision based on the facts of the application and the recommendation made in the above referenced Staff Report:

☐	Refused
☐	Approved
☒	Approved, subject to the conditions attached to the staff report indicated above as Schedule 1 to this decision.
☐	Approved, subject to modified conditions attached to this decision as Schedule 1
Decision Date:	June 17, 2026
Signature:	
	I affirm that I am authorized to render this decision as the employee appointed by the Town in accordance with applicable legislation.

PDA2026-03 Appendix 'A'

Conditional Site Plan Control Decision



Schedule 1

File No. PLSPMI2025258

Address: 555 Tenth Line (Redevelopment of an Existing Concrete Mixing Plant)

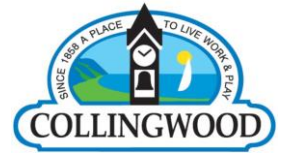
Conditions of Approval:

- 1) That prior to Final Site Plan approval, the Town requires satisfactory completion of all the following conditions:

		Date Fulfilled	Sign-off
a.	Resolution of all outstanding minor technical comments from the County of Simcoe, Town Departments and third-party peer reviewers to the satisfaction of Senior County/Town Administration;		
b.	Confirmation that the owner has obtained the amended Environmental Compliance Approval (ECA) by the Ministry of the Environment, Conservation and Parks (MECP) and receipt of a copy of the ECA;		
c.	Confirmation that the owner enters into a D-4 Development Agreement with the County of Simcoe and that said agreement is registered on title, and receipt of a copy of the agreement;		
d.	Confirmation that the owner has entered into an Encroachment Agreement with the Town to the satisfaction of Senior Town Administration and the Town Solicitor and receipt of a copy of the agreement;		

PDA2026-03 Appendix 'A'

Conditional Site Plan Control Decision



		Date Fulfilled	Sign-off
e.	Confirmation that the Holding (H) provision applied to the subject property has been removed;		
f.	Payment of the required Administration and Engineering fees and securities for the site works as outlined in the Site Plan Control Agreement; and		
g.	Execution of a Site Plan Control Agreement with the Town of Collingwood.		

2) That prior to the issuance of any building permits, the Town's approval requires satisfactory completion of all the following conditions:

		Date fulfilled	Sign-off
a.	Issuance of a Final Site Plan Approval Certificate; and		
b.	Payment of cash-in-lieu of parkland dedication.		