Conditional Site Plan Control Decision

Authority & Background:

On May 26, 2025, the Council of the Town of Collingwood through Resolutions RES-246-2025 and RES-247-2025:

1. Received Planning Services Report P2025-13 'Conditional Approval and Authorization By-law to Execute a Site Plan Control Agreement – 180 Vacation Inn Drive (Wyldewood Creek)";
2. Granted conditional approval of Site Plan Application File No. D11119 subject to the conditions outlined in Schedule 1 attached hereto;
3. Enacted and passed an Authorization By-law to execute a Site Plan Control Agreement for a residential development at 180 Vacation Inn Drive; and
4. Confirmed that conditional site plan approval will lapse three years from the date that the conditional approval was issued should a permit under the *Building Code Act* to implement the site plan not be issued.

Detailed file information is summarized below:

File No.	D11119
Staff Report No.	P2025-13
Property Address	180 Vacation Inn Drive
Proposal Description	Residential Development (Wyldewood Creek)

Schedule 1

File No. D11119

Address: 180 Vacation Inn Drive (Wyldewood Creek)

Conditions of Approval:

1) That prior to issuance of a Final Site Plan Approval Certificate, the Town's approval requires satisfactory completion of all the following conditions:

		Date Fulfilled	Sign-off
a.	Confirmation of municipal servicing capacity allocation;		
b.	Resolution of any outstanding minor technical comments, including any associated plan revisions, to the satisfaction of Town departments, third-party peer reviewers, and external agencies;		
c.	Approval of a future Consent application by the Committee of Adjustment and registration of the Transfer of Easement in favour of the subject property on terms and conditions to the satisfaction of the Town and the applicable utility authority(ies);		
d.	Issuance of a Tree Cutting Permit to permit the removal of necessary boundary trees and trees on the adjacent golf course lands in proximity to the shared southern and western property lines to facilitate the proposed servicing corridor and grading and drainage, with the exact locational boundaries of the tree removals to be determined through the permitting process;		
e.	Issuance of all required permits by the Nottawasaga Valley Conservation Authority (NVCA);		

f.	Registration of the Transfer of Easement (Water) in favour of the subject property per Consent PLBN2024460;		
g.	Execution of a Site Plan Control Agreement and issuance of Final Site Plan approval of the conditionally approved second emergency vehicle access at 10 Vacation Inn Drive (File No. D111123); and		
h.	Execution of a Site Plan Control Agreement with the Town of Collingwood.		

This conditional site plan approval will lapse on May 26, 2028.