

Site Plan Control Decision

Authority & Background:

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

On February 12, 2025, the Director, Growth and Development,

1. Received Planning Services Memorandum - Approval for Minor Adjustment to Site Plan Agreement – 55 Mountain Rd (Canadian Tire) – File No. PLMASA2024450; and,
2. Granted conditional approval to Site Plan Application File No. PLMASA2024450 subject to the conditions outlined in Schedule 1 attached hereto.

Detailed file information is summarized below:

File No.	PLMASA2024450
Staff Report No.	PDA2025-03 dated February 11, 2025
Property Address	55 Mountain Rd
Proposal Description	Minor adjustments to the accessory unenclosed garden centre, parking lot layout, “large parcel pickup” and receiving areas, reduction to the proposed building footprint, the addition of some retaining walls as well as modifications to the building entrances, site lighting, and a new sanitary connection to the service centre expansion.

Decision Declaration:

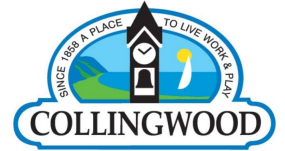
I, Summer Valentine, being the Director, Growth and Development of the Town of Collingwood, confirm the conditions outlined in Schedule 1 have been fulfilled and the above noted application is therefore considered as final approved:

Decision Date: June 3, 2025

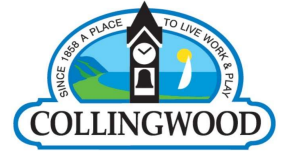
Signature:



Site Plan Control Decision



I affirm that I am authorized to render this decision as the employee appointed by the Town in accordance with applicable legislation.



Site Plan Control Decision Schedule 1

File No. PLSPMA2024450

Address: 55 Mountain Road

Conditions of Approval:

- 1) That prior to final Site Plan Approval, the Town requires satisfactory completion of the following conditions:

		Date fulfilled	Sign-off
a.	Resolution of all outstanding minor technical comments from Town Departments and third-party peer reviewers to the satisfaction of Senior Town Administration;	April 24, 2025	Envision Tatham
		April 25, 2025	Planning Services
		May 5, 2025	Growth & Development
b.	Payment of the required Administration and Engineering fees and securities for the site works as outlined in the Amending Site Plan Control Agreement; and	May 28, 2025	Planning Services Finance
c.	Execution of an Amending Site Plan Control Agreement with the Town of Collingwood.	June 3, 2025	Planning Services

For a copy of the stamped approved site plan drawings, please contact Planning Services.

NOTE: The *Building Code and Planning Acts* require that payment for cash in lieu of Parkland Dedication is made prior to the issuance of a building permit. Please contact Jocelyn Wainwright, Community Planner at jwainwright@collingwood.ca for more information.