

Staff Report PDA2024-03

Committee N/A

Council N/A

Amendments ☐

Submitted To: Summer Valentine, Director, Planning, Building, and Economic Development

Submitted By: Lindsay Ayers, Manager, Planning

Prepared By: Beckett Frisch, Community Planner

Subject: Conditional Approval of a Site Plan– 140 Mountain Road
File No. D110123

Recommendation

THAT Staff Report PDA2024-03, “Conditional Approval of a Site Plan– 140 Mountain Road” be received;

AND THAT Site Plan Application File D110123 be approved subject to the conditions in Appendix ‘A’

AND THAT this conditional site plan approval shall lapse three years from the date that conditional approval was issued should a permit under the *Building Code Act* to implement the site plan not be issued.

Amendments

None.

1. Executive Summary

This report provides the Director, Planning, Building, and Economic Development with the analysis and recommendations regarding a proposed Site Plan and related Site Plan Control Agreement to facilitate a thirty-six (36) unit manufacturing and custom warehousing industrial complex with 8,437 m² of Gross Floor Area on the property municipally addressed as 140 Mountain Road. Due to the Town’s limited servicing capacity, it is proposed to develop the lands in two phases. The scope of this report is to

facilitate eighteen (18) units, totalling 3,478 m² of manufacturing and custom warehousing space, 937 m² of office space, and associated site works. The remaining works proposed for the site to complete the full scope of the development will be subject to a future Site Plan Amendment application and approval process.

The proposed development does not achieve the Town's development standards for minimum fire flows (136 L/s) for Industrial/Commercial Subdivisions. However, Engineering Services has indicated support for proceeding with a conditional approval of the Site Plan application, subject to the inclusion of a private supplemental fire system compliant with the Ontario Building Code (OBC).

Based on the land-use planning analysis and the Town's development review process, Planning Services confirms that the submitted documents and plans illustrate a proposed use and associated site works that are in conformity to, or consistent with, the relevant land use planning instruments. It is therefore recommended that the Site Plan be approved subject to the conditions outlined in Appendix 'A', including resolution of all outstanding minor technical comments from Town departments, external agencies, and third-party peer reviewers, payment of the necessary fees and securities, and entering into a Site Plan Control Agreement to the satisfaction of Senior Town Administration and the Town Solicitor. It is further recommended that this conditional site plan approval shall 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. The Servicing Capacity Allocation Policy merit-based evaluation (Appendix 'B') and the Site Plan Drawings (Appendix 'C') are also attached to this report in support of the recommendation.

2. Analysis

Background

The Owner, 2596482 Ontario Limited, has made application to the Town for a Site Plan to facilitate the development of an eighteen (18) unit industrial complex, with associated parking, amenity space, landscaping, and a connection to the Town's adjacent trail network. The full scope of development proposes a 36-unit industrial complex however,

the applicant has since adopted a phased approach due to the Town's limited servicing capacity.

Property Description

Per Figure 1, the subject lands are located on the south side of Mountain Road, between Cambridge Street and Greco Court, and are legally described as PT N 1/2 LT 44 CON 10 NOTTAWASAGA, PT 2 PL 51R38668, TOWN OF COLLINGWOOD. The subject property has a lot area of approximately 2 hectares, with a frontage of approximately 60 m on Mountain Road, and is adjacent to Taylor Creek to the south. The subject property is vacant and primarily vegetated. A wetland is also located on the northeast corner of the subject lands and the entire property is regulated by the Nottawasaga Valley Conservation Authority (NVCA). Surrounding land uses include industrial to the north, industrial and commercial to the east, environmental protection and future residential to the south, and industrial to the west.

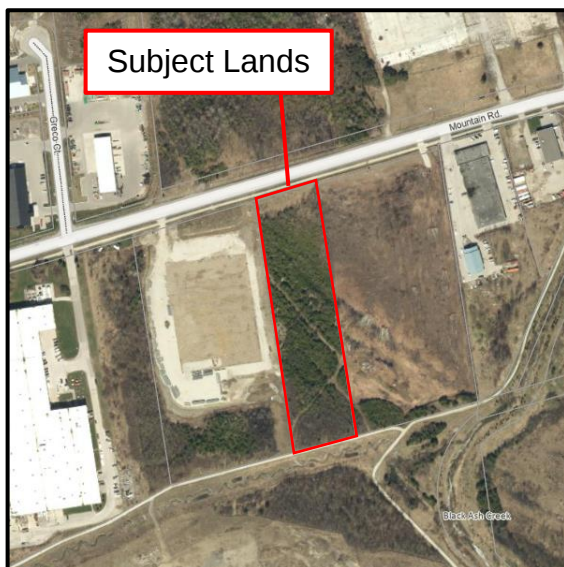


Figure 1: 2023 Aerial Image of Subject Lands

Source: Simcoe County GIS Maps

Proposal

The proposed development is to establish an industrial building with a Gross Floor Area of 4,210 m² across eighteen (18) units, proposed to be comprised of manufacturing, custom warehousing, and office space. Two loading spaces are

proposed at the rear of the building, while surface parking, including accessible parking spaces, is distributed around the perimeter of the building and set back from the frontage so that Mountain Road is addressed by the building façade and landscaping as shown in Figure 2.

The proposed development will clear approximately 1.9 hectares of vegetation on the site, while maintaining a tree preservation area of 414 m² adjacent to the environmental protection lands and Taylor Creek Trail to the south. Additional landscaping is proposed throughout the site, providing an estimated future tree canopy of 49% at maturity. A 0.15-hectare wetland on the northeast corner of the subject lands will also be removed (Figure 3). The applicant has entered into a compensation agreement with the NVCA as required for conformity with the NVCA's Net Gains for Ecological Offsetting Guidelines.

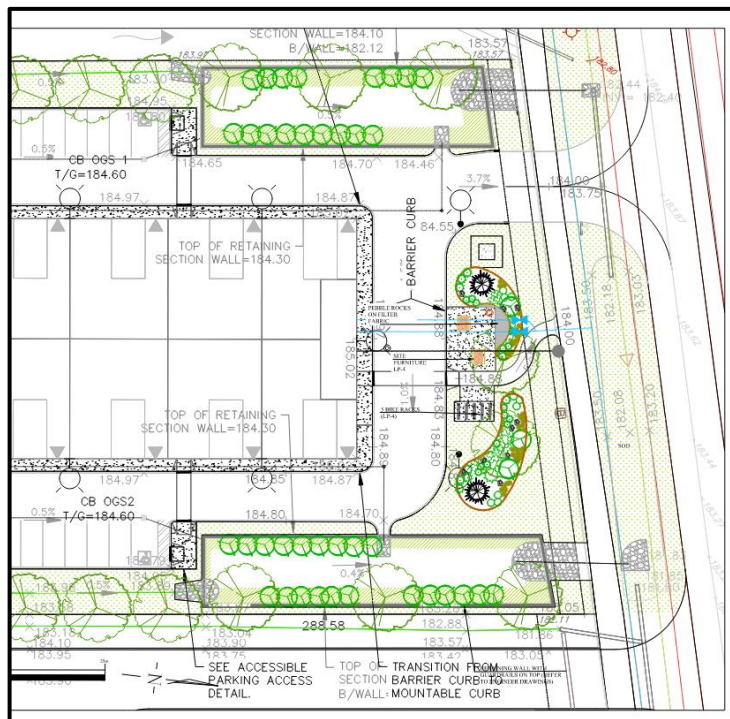


Figure 2: Landscape Key Plan excerpt showing interface with Mountain Road

Source: JDB Associates Ltd. (2024)



A Functional Servicing Report, prepared by Tatham Engineering, was submitted in support of the proposed development. The subject property is not currently serviced. It is proposed to connect to the existing sanitary service and watermain on Mountain Road. Based on the Functional Servicing Report and Town of Collingwood Development Standards dated July 2007 as well as the updated Development Standards pertaining to Sanitary and Watermain Design Flows, approved by Council on August 18, 2022, Environmental Services has estimated water and wastewater servicing capacity requirements to be 106 single dwelling unit equivalents (SDUs) and 95 SDUs respectively for the full scope of development. The total servicing capacity is proposed to be divided into two phases of development, each requiring a total water and wastewater servicing capacity of 53 SDUs and 48 SDUs respectively. The proposed second phase of development will be subject to a future Site Plan Amendment application and subsequent consideration for servicing capacity allocation by Council.

Section A5 'Development Subject to the Allocation Policy' of the Town's Servicing Capacity Allocation Policy (SCAP) applies to the following growth and development, among others:

- a) Any development where an extension and/or the provision of new water and/or wastewater infrastructure is required;
- c) Any development requiring site plan approval.

Planning Services completed a merit-based evaluation of the proposed industrial development (see Appendix 'B') against the SCAP. Per Appendix 'B', a total score of 34 points out of a possible 80 points (43%), was achieved by the proposed development. This merit-based evaluation of the development proposal does not exceed the minimum 50% of the available points required for Council's consideration when a request for allocation is received. However, it should be noted Section A10 'Capacity Allocation Criteria' allows for developments which score less than 50% of the available points to be considered for capacity allocation by Council at their discretion. It is noted that the self-evaluation of the proposed

development against the SCAP completed by the applicant identified a score of 45.5 points (57%).

The difference in points is related to criteria specifically in Category B: Conservation and Sustainable Development, and Category C: Infrastructure and Public Facilities. The discrepancy in scoring between Town staff and the applicant was primarily for the following criteria:

- Development incorporates low impact/sustainable development, as it relates to water efficiency and reduced wastewater flow from development projects;
- Developments that incorporate green development standards or methods that contribute to the sustainability of the development such as passive solar design, climate change resilient buildings/infrastructure, and naturalized stormwater management features;
- Development protects, restores, conveys into public ownership, and/or enhances a natural heritage feature, including maintenance or enhancement of the tree canopy; and
- Developments that enable the provision of public facilities and/or community benefits beyond those facilities which are required to be provided by the developer by legislation including, but not limited to park improvements, new park construction, development of public active transportation systems, and streetscape improvements or other key elements of public infrastructure.

Otherwise, the applicant's and Town staff's evaluation were generally consistent in scoring $\pm$ 1-2 points. Additional points may be available upon the finalization of construction details.

For the purposes of the SCAP merit-based evaluation, the site plan and associated works were assessed based on the full scope of development as opposed to the first phase. While some elements that achieved points are not contemplated as part of the first phase, the transition to a phased approach by the

applicant acknowledges the servicing capacity limitations of the Town rather than a change of the overall development intent.

Capacity allocation is not being committed through the conditional approval of this Site Plan Control application. In accordance with the approach approved by Town Council on January 30, 2023, the SCAP evaluation referenced above will be brought forward in a major development batch for consideration of allocation in the near future. Building permits would not be available until the conditions of approval are fulfilled, including the allocation of municipal servicing and the execution of a Site Plan Control Agreement with the municipality.

Fire Flows

The proposed development was added to the Town's water model, and the resulting draft modelling report indicated the Town's development standard for minimum fire flows (136 L/s) for Industrial/Commercial Subdivisions would not be attained. The Town is in the planning phase for infrastructure upgrades to resolve the inability to provide adequate fire flows to new developments in the Mountain Road corridor. In the meantime, Engineering Services has indicated support for proceeding with a conditional approval of the Site Plan application, subject to the inclusion of a private supplemental fire system compliant with the OBC.

The applicant has proposed a 7,500 litre underground water storage tank, to be installed and connected to the proposed 200 mm diameter water service, as a backup supply to meet the Town's fire flow requirements. It is noted that the requirements for supplemental fire systems are regulated under the OBC and will be reviewed for compliance through the building permit process should final approval of the Site Plan be obtained. Therefore, the provision of an adequate supplemental fire system has not been contemplated as a condition of approval in Appendix 'A'. The applicant has been advised that should any future revisions to the Site Plan drawings be necessary to facilitate a supplemental fire system compliant with the OBC subsequent to final Site Plan approval, a new *Planning Act* application may be required.

Planning Analysis

The analysis section of this report provides a review of the proposed Site Plan and the associated Site Plan Control Agreement relative to the planning policy framework and regulatory instruments as follows:

Matters of Provincial Interest

The *Planning Act* provides that Council in carrying out their responsibilities under the *Act* shall have regard to matters of provincial interest.

Planning Services is satisfied that the proposed development has regard to the applicable matters of provincial interest and, more specifically, supports the following principles:

- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (h) the orderly development of safe and healthy communities;
- (k) the adequate provision of employment opportunities;
- (p) the appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and
- (r) the promotion of built form that,
 - (i) is well-designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Planning Services notes the Town's existing infrastructure is not sufficient for the proposed development to attain the Town's development standard for minimum fire flows for Industrial/Commercial Subdivisions. However, the Town is in the planning phase for infrastructure upgrades to resolve the inability to provide adequate fire flows to new developments in the Mountain Road corridor. Until such time as these works are complete, the proposed development would be required to provide a private supplemental fire system compliant with the OBC.

Per Provincial Bills 109 and 23, as the Site Plan application was received after July 1, 2022, the Director, Planning, Building, and Economic Development is the approval authority. The provisions of Section 41 of the *Planning Act* have been accounted for in the review and processing of this application.

Provincial Planning Statement (2024)

The *Planning Act* provides that a decision of the Council of a municipality in respect of the exercise of any authority that affects a planning matter shall be consistent with the policy statements of the Province and shall conform with the provincial plans that are in effect, or at minimum, not conflict with them as the case may be. On October 20, 2024, the Provincial Planning Statement (PPS) came into effect, and replaced the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). Therefore, the PPS applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024.

The PPS recognizes that decisions made under the Province's land use planning framework shape how communities grow and prosper, and directs planning authorities to, in part:

- support the achievement of compact, transit-supportive communities and promote active transportation;
- plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs; and
- maintain, restore, or, where possible, improve the ecological function of natural heritage systems.

Further, the PPS aims to promote economic development by encouraging intensification of employment uses, and plan for employment uses over the long-term including manufacturing, warehousing, and associated office uses and ancillary facilities.

The proposed industrial development would accommodate new economic and employment opportunities, including warehousing and manufacturing, and represents intensification within the established built boundary, minimizing the need for additional land consumption in greenfield areas. It is noted the Town's development standard for fire flows for Industrial/Commercial Subdivisions is currently unable to be met by Town infrastructure for the proposed development. As previously noted, the Town is currently in the planning phase for infrastructure upgrades to resolve this inability to provide adequate fire flows to new developments in the Mountain Road corridor. As such, the applicant will be required to resolve this issue through the inclusion of a private supplemental fire system that is compliant with the OBC. Furthermore, the proposed development is within 600 metres of two transit stops and will provide a connection to the Town's active transportation multi-use trail network to the rear of the property.

The PPS also directs that natural features and areas shall be protected for the long term. The subject property is regulated by the NVCA and located northwest of the fork of Taylor's Creek and Black Ash Creek, both identified as fish habitat with Black Ash Creek also identified as Category 1 Valleylands. The subject lands are treed and contain 0.15 hectare of wetland that is not currently identified as a natural heritage feature in the Town's Official Plan (2004).

The NVCA has reviewed the application, including a scoped Environmental Impact Study, prepared by Roots Environmental, dated 2021. In accordance with the NVCA Net Gains for Ecological Offsetting Guidelines, the NVCA has approved a cash-in-lieu approach for the removal of the wetland per the terms of the Compensation Agreement between the owner and the NVCA. A 414 m² tree preservation area at the rear of the property, adjacent to Environmental Protection lands, would be maintained as part of the proposed development in addition to proposed new trees being plantings, resulting in an estimated mature canopy coverage of 49%.

Planning Services is satisfied that the proposed development is consistent with the PPS.

County of Simcoe Official Plan

The County of Simcoe Official Plan contains policies relating to the orderly development of those areas that are designated as Settlement, and in particular, an emphasis on development directed to Primary Settlement Areas. The Town of Collingwood is identified as a Primary Settlement Area and the subject property is designated ‘Settlement’ within the County of Simcoe Official Plan.

The growth management strategy of the County’s Official Plan is based on the following themes:

- Direction of a significant portion of growth and development to settlements where it can be effectively serviced, with particular emphasis on primary settlement areas;
- Enabling and managing resource-based development including agriculture, forestry, aggregates, and tourism and recreation;
- Protection and enhancement of the County’s natural heritage system and cultural features and heritage resources, including water resources; and
- Development of communities with diversified economic functions and opportunities, and a diverse range of housing options.

The County’s Official Plan identifies a need for a wide range of land uses in Settlements to provide an opportunity for people to live, work, shop and find recreation in one compact community, and for Primary Settlement Areas to develop as complete communities that are transit-supportive and accessible through active transportation networks. Moreover, the Plan states *‘Intensification, or directing of development to the built-up area and serviced areas within settlement areas, contributes to compact development form’* and *‘...local municipalities shall promote and facilitate intensification and efficient use of land in built-up areas...’*

The Plan also identifies the need to enable and encourage the development of a wide range of business and employment opportunities to meet the needs of a growing population and changing global economics. Furthermore, the growth of locally sponsored businesses is particularly encouraged as it provides a more stable and secure employment base developed with local involvement. The Simcoe County Official Plan policies provide for and encourage multi-use development, and expansion of employment opportunities to help achieve complete communities.

The proposed industrial development would facilitate additional development that represents an efficient use of land and services, noting the Town's existing infrastructure is not sufficient for the proposed development to attain the Town's development standard for minimum fire flows for Industrial/Commercial Subdivisions. Infrastructure upgrades to resolve the inability to provide adequate fire flows to new developments in the Mountain Road corridor are currently in the planning phase. Until such time as these works are complete, the proposed development would be required to provide a supplemental fire system compliant with the OBC.

The proposed development is transit-supportive and connected to active transportation infrastructure, and would contribute toward the achievement of complete communities, compact urban form, and continued economic development in the Town.

Planning Services is satisfied that the proposed development conforms to the general intent and purpose of the County of Simcoe Official Plan. The subject application was circulated to the County of Simcoe and no concerns were raised with conformity to the County's Official Plan.

Town of Collingwood Official Plan (2004)

Schedule 'A' *Land Use Plan* designates the lands as Industrial Park

Schedule 'F' *Urban Structure* identifies the subject lands as Inside Built Boundary (Designated/Available Lands)

Industrial Park Policies

The general intent of the Industrial Park designation is to encompass general and light industrial activities, where the predominant use shall be for large, attractive enclosed manufacturing operations, and prestige industrial and office based uses in a landscaped park-like setting. Permitted uses include manufacturing, processing and/or assembling operations, concealed storage and warehousing facilities, research and development facilities, corporate administration offices, business offices and assembly halls.

Industrial Park uses will be subject to high development standards including extensive and well-designed landscaping treatment. The uses permitted shall be encouraged to develop in a nodal or campus-design format consisting of one or more individual buildings or multiple tenancy buildings having shared parking, loading and access facilities.

The proposed scope of the first phase of development is comprised of one building with 18 units, to facilitate warehousing, manufacturing, and office uses with shared parking on the perimeter of the site, two loading spaces at the rear of the building, and landscaping throughout the site.

Conservation Authorities Policies

The Town of Collingwood shall consult with the Nottawasaga Valley Conservation Authority or the Grey Sauble Conservation Authority, who function as the Town's technical advisors, during the review and approval of a variety of applications for development in lands that are determined to have Natural Heritage and/or Natural Hazard features.

The NVCA has reviewed the proposed development and associated offsetting approach extensively, including a scoped Environmental Impact Study. The NVCA has approved the proposed offsetting approach of cash-in-lieu and entered into a Compensation Agreement with the applicant for the removal of the wetland and has no objection to the approval of the proposed Site Plan, subject to the conditions outlined in Appendix 'A'.

On September 24, 2024, the County of Simcoe approved the Town's new Official Plan, subject to a 20-day appeal period. However, as this application was received prior to the new Official Plan being approved, the proposed development was assessed for consistency with the Town of Collingwood Official Plan (2004), as amended.

Based on the foregoing, Planning Services is satisfied that the proposed development is consistent with the Town's Official Plan (2004).

Town of Collingwood Zoning By-law

The Town of Collingwood Zoning By-law 2010-040, as amended, zones the subject property Industrial Park (M5). The M5 zone permits a range of uses including manufacturing, processing, assembly, or fabrication plant, warehouse, custom workshop, machine shop, and business office.

Both Phase 1 and the full scope of the proposed development is in conformity with the M5 lot provisions, as provided in the table below:

M5 Lot Provisions	Required	Phase 1	Full Scope
Minimum Lot Area	2,000 m ²	20,169 m ²	20,169 m ²
Minimum Lot Frontage	30.0 m	59.8 m	59.8 m
Minimum Front Yard	12.0 m	22.1 m	22.1 m
Minimum Exterior Side Yard	12.0 m	N/A	N/A
Minimum Interior Side Yard	6.0 m	19.2 m	19.2 m
Minimum Rear Yard	7.5 m	151.0 m	38.2 m
Maximum Height	15.0 m	12.7 m	12.7 m
Maximum Lot Coverage	50%	17%	33%
Minimum Landscaped Open Space	15%	17%	33%

Parking and Loading Provisions

The Town's Zoning By-law outlines the Parking and Loading provisions required for various types of uses, including the minimum number of required parking

spaces and associated parking space sizes, number of entrances, vehicular entrance provisions, bicycle parking, etc. The proposed development has been reviewed in the context of these zoning provisions and satisfies those requirements.

A total of 130 parking spaces are proposed (121 required), with 66 proposed to support Phase 1 of the development. Phase 1 will also provide two (2) Type 'A' van accessible parking spaces, and two (2) Type 'B' accessible parking spaces, while the future phase of development proposes an additional 2 Type 'A' van accessible parking spaces. Ten (10) bicycle parking spaces will be provided to support Phase 1 of the development, while an additional 10 bicycle spaces are proposed in the future phase. Two (2) temporary gravel loading spaces will be provided to the rear of Phase 1, which will be relocated when the future phase is developed.

Based on the foregoing, Planning Services is satisfied that the proposed development conforms to the Town's Zoning By-law.

Town of Collingwood Urban Design Manual

On July 19, 2010, Council enacted and passed By-law Numbers 2010-082 and 2010-083 to give effect to the Town's Urban Design Manual (UDM). The intent of the UDM is to ensure that any application for site plan control, subdivision or condominium are designed to meet or exceed a minimum standard set of guidelines for urban development form.

Building elevations, prepared by Waddell Engineering Ltd., were submitted in support of the proposed development (Figure 4 and Figure 5). Planning Services finds the proposed design satisfactory and notes that exterior building design details such as building materials and colours, are no longer subject to Site Plan Control per recent changes to the *Planning Act*.

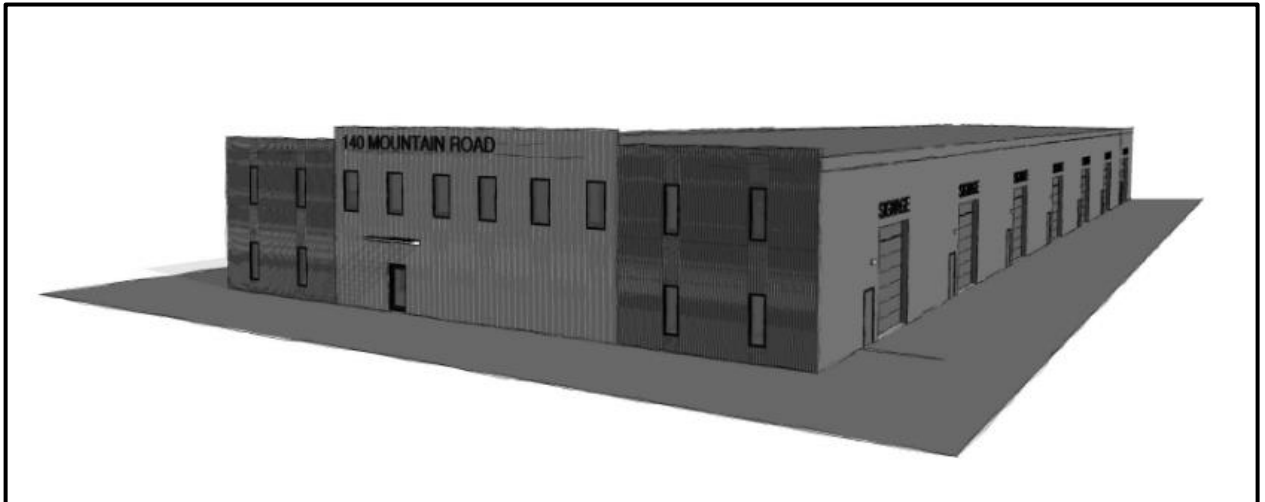


Figure 4: Conceptual rendering showing the proposed massing of the building

Source: Waddell Engineering Ltd. (2024)

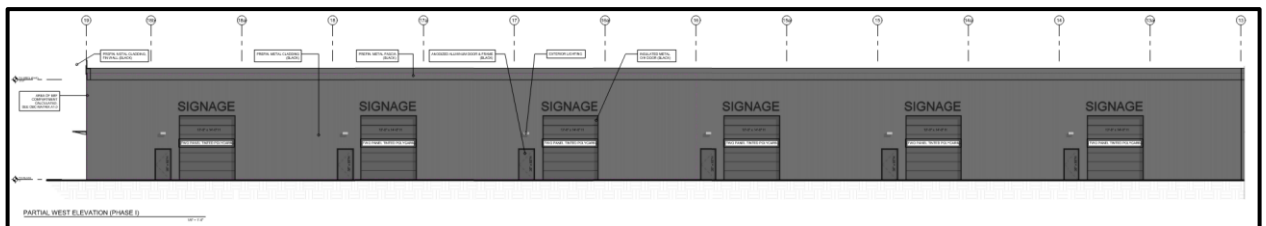


Figure 5: Partial west building elevation of the proposed building

Source: Waddell Engineering Ltd. (2024)

While the proposal is for an industrial building, its location on Mountain Road, an arterial corridor, provides an opportunity for a high level of design to enhance the streetscape. The front elevation of the proposed development has been designed with the features of a two-storey building to provide a more appropriate human-scaled relationship between the street width and the building height (Figure 6).

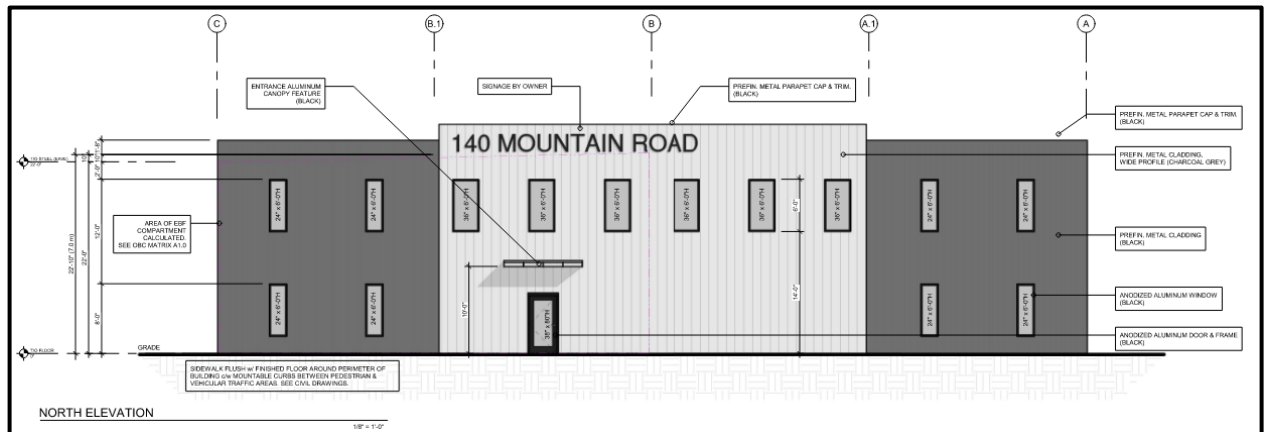


Figure 6: North building elevation showing the two-storey design on the Mountain Road frontage

Source: Waddell Engineering Ltd. (2024)

Three amenity areas are proposed as part of the development, each to include a variety of landscaping, seating areas, waste receptacles, and bicycle parking. The two amenity areas to the rear of the property, to be constructed as a part of the future phase, will provide a connection to the adjacent Taylor Creek Trail (Figure 7), while the amenity area at the front of the property will provide a pedestrian connection to Mountain Road.

Additional landscaping of deciduous trees, shrubs, native seed mix and sod is proposed along the east and west property lines, including as part of two naturalized stormwater management swales at the northeast and northwest corners of the subject property. A 414 m² tree preservation area will remain at the rear of the site to buffer the proposed development from the adjacent environmental protection lands to the south (Figure 7). The Town's Landscape Architect peer reviewer, Envision Tatham, has estimated a 49% overall mature tree canopy coverage for the entirety of the site area, exceeding the 30% canopy coverage requirement.

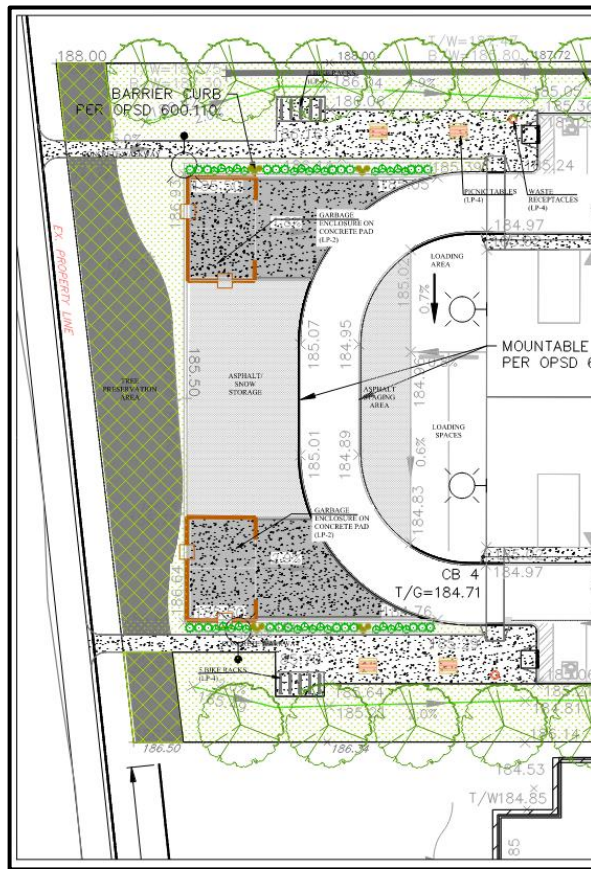


Figure 7: Landscape Key Plan excerpt showing the tree preservation area (hatched), proposed amenity areas, and trail connections

Source: JDB Associates Ltd. (2024)

The proposed development has been found to be acceptable in the context of the applicable standards of the Town's UDM.

Site Plan Control Agreement

The Site Plan Control Agreement will include all standard clauses typically found in the Town's Site Plan Control Agreements, including clauses that address water and wastewater capacity allocation, utility provider requirements, and construction management plans. Additionally, the following special clauses are proposed within the Site Plan Control Agreement:

- Mountain Road Trail: Pertains to the requirement that the 3 m granular trail is to remain accessible, unless otherwise approved, and any damage to the trail is to be repaired to current or better condition.

- Nottawasaga Valley Conservation Authority: Pertains to the provision of acceptable stormwater management facilities and sediment and erosion control prior to site alteration, the agreement to carry out the recommendations approved by the Town and NVCA, the provision of written certification that the works have been constructed in accordance with plans approved by the Town and NVCA at the completion of the works, and the agreement to maintain on-site controls in accordance with the Surface Operation and Maintenance Manual.
- Paving: Identifies that the Owner will not be required to pave the Phase 2 area of the proposed development.

Basic Data Pertaining to the File:

Application Deemed Complete:	February 15, 2023
Town Solicitor:	Jean Leonard, Miller Thomson
Related Files:	D00921 (Pre-consultation)

Parties to the Agreement

- The Corporation of the Town of Collingwood
- 2596482 Ontario Ltd.

Financial and Security Considerations

Administration Fees

- The sum of **\$5,000.00** to be applied towards the Town's administrative and legal costs is required as a deposit. The sum of **\$29,069.98** as a fee for the Town's Engineering Services Department review of the proposal and the inspection of the site works is required. This amount is subject to change as it represents 3% of the total cost estimate of the proposed development. The estimated total cost of the proposed development may be impacted by the resolution of outstanding technical comments.

Securities

- Securities in the amount of **\$968,999.38**, representing the total security value including contingency, for the project is required for site works. This amount is

subject to change as the applicant resolves minor technical comments, which may impact the estimated total cost of the proposed development.

Insurance

- A general comprehensive liability insurance certificate in the amount of **\$5,000,000.00** is required, and the Town will need to be listed as an insured.

Cash-in-lieu of Parkland Dedication

- A payment for cash-in-lieu of parkland dedication equal to two percent (2%) of the appraised value of the lands is required. The appraisal shall be completed at the Owner's expense by an individual who holds a designation from the Appraisal Institute of Canada. The value of the lands shall be determined as of the day prior to the issuance of the first building permit in respect of the Development.

Financial Impacts

Maintaining an adequate, appropriate and orderly supply and mix of residential, commercial, and industrial units in anticipation of future development and servicing conditions provides a long-term foundation for stable community growth and results in the generation of growth-related revenue associated with building permit fees, development charges, taxes, and other related fees.

Conclusion

Based on the land-use planning analysis and the Town's development review process, Planning Services confirms that the submitted documents and plans illustrate a proposed use and associated site works that are in conformity to, or consistent with, the relevant land use planning instruments. It is therefore recommended that the Site Plan be approved subject to the conditions outlined in Appendix 'A', including the resolution of technical comments, payment of the necessary fees and securities, municipal servicing allocation, and entering into a Site Plan Control Agreement to the satisfaction of Senior Town Administration and the Town Solicitor. It is further recommended that this conditional site plan approval shall 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.

3. Input from Other Sources

The subject application was circulated to Town departments, applicable third-party peer reviewers, and external agencies for review and comment. All concerns related to the proposed Site Plan have been satisfactorily addressed, save and except for the conditions listed in Appendix 'A'.

The following supporting documents were provided with the application, updated, amended, confirmed and/or reviewed by the applicable experts:

- Planning Justification Letter [December 20, 2022] [Loft Planning]
- Engineering Plans, including Siltation and Erosion Control Plan, Site Plan, Site Servicing Plan, Site Grading and Stormwater Management Plan, and Details and Notes [Tatham Engineering] [December 21, 2022]
- Functional Servicing Report [Tatham Engineering] [December 20, 2022]
- Stormwater Management Report [Tatham Engineering] [December 20, 2022]
- Electrical Plans including Site Photometrics and Site Lighting Details [Tatham Engineering] [December 16, 2022]
- Scoped Environmental Impact Study [Roots Environmental] [August 9, 2021]
- Construction Management Plan [Tatham Engineering] [December 20, 2022]
- Architectural Plans including Floorplans and Elevations [Waddell Engineering Ltd.] [December 19, 2022]
- Soil Investigation [Soil Engineers Ltd.] [December 2011, July 2012]
- Landscape Plan [JDB Associates Ltd.] [November 25, 2020]
- Tree Inventory/Preservation Plan [JDB Associates Ltd.] [November 25, 2020]
- Traffic Impact Brief [Tatham Engineering] [December 23, 2022]
- Urban Design Report [Tatham Engineering] [December 20, 2022]
- Functional Servicing Report [Tatham Engineering] [October 17, 2023]
- Survey [October 30, 2012] [Zubek, Emo, Patten & Thomsen Limited]

Third-party peer review was undertaken for landscaping matters. The following peer review response was provided:

- Site & Landscape Review [Envision Tatham] [April 27, 2023, November 2, 2023, March 20, 2024, and June 6, 2024]
- Environmental Review [Nottawasaga Valley Conservation Authority] [May 31, 2023, June 18, 2024]

Staff Report No. PDA2024-03 was forwarded to Department Heads for feedback on November 5, 2024 and the content of this report responds to the feedback received.

4. Applicable Policy or Legislation

- *Planning Act* (1991, as amended);
- Provincial Planning Statement (2024);
- Simcoe County Official Plan (2016);
- Town of Collingwood Official Plan (2004, as amended);
- Town of Collingwood Zoning By-law 2010-040 (2010, as amended);
- Town of Collingwood Site Plan Control By-law 2010-082 (2010, as amended);
- Town of Collingwood Urban Design Manual (2010).

5. Considerations

2024-2028 Community Based Strategic Plan: Advances pillar(s) below:

☒ Sustainable ☐ Connected ☒ Vibrant ☐ Responsible

The proposed development supports an integrated and people-scaled development that enhances livability.

The proposed development grows and diversifies Collingwood's economy.

☐ Services adjusted if any Not Applicable

☒ Climate Change / Sustainability: Positive impact on climate
change/sustainability (decreases GHG
emissions)

The proposed development furthers the buildout and intensification of serviced land within the Town's built boundary contributing to a complete community.

☒ Communication / Engagement: Public Engagement has occurred

The proposed development was published on the Development Activity layer of the Town's Land Use Planning Interactive Map and posted on the Town's website.

☒ Accessibility / Equity, Diversity, Inclusion: Other:

The proposed development has been reviewed in the context of AODA regulations.

☐ Registered Lobbyist(s) relating to content: N/A

Next steps and future action required following endorsement:

- Owner satisfaction of conditions
- Subject to the above, execution of a Site Plan Control Agreement

6. Appendices and Other Resources

Appendix A: [Decision Sheet and Conditions](#)

Appendix B: [Servicing Capacity Allocation Policy Evaluation Matrix](#)

Appendix C: [Site Plan Drawings](#)

7. Approval

Prepared By:

Beckett Frisch, Community Planner

Reviewed By:

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