

# PDA2024-03 Appendix 'A'

## Conditional Site Plan Control Decision

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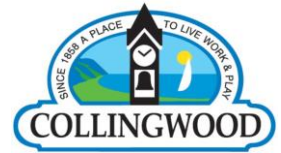
### Authority & Background:

The following is a decision respecting 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*.

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 No.	D110123
Staff Report No.	PDA2024-03
Property Address	140 Mountain Road
Proposal Description	Development of 18 industrial units and associated site works.



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Decision Declaration:

I, Summer Valentine, being the Director of Planning, Building, and Economic Development of the Town of Collingwood render the following decision based on the facts of the application and the recommendation made in the above staff recommendation report:

- Denied
- 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

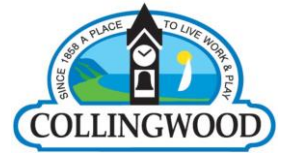
Decision Date: November 7, 2024

Digitally signed by  
Summer Valetnine  
Date: 2024.11.07  
10:59:47-05'00'

Signature: \_\_\_\_\_

I affirm that I am authorized to render this decision by the Town and applicable legislation.

**This conditional site plan approval will lapse on November 8, 2027.**



**PDA2024-03 Appendix 'A'**  
**Conditional Site Plan Control Decision**  
**Schedule 1**

**File No. D110123**

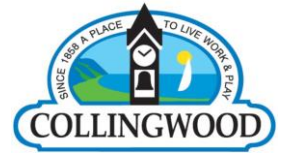
**Address: 140 Mountain Road**

**Conditions of Approval:**

- 1) That prior to finalization and execution of the Site Plan Control Agreement, the Town's approval requires satisfactory completion of all 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; and		
b.	Satisfy all outstanding requirements of the NVCA, including but not limited to: <ul style="list-style-type: none"> <li>• The preparation and acceptance of a Fill Management Plan;</li> <li>• Fulfillment of the wetland compensation agreement; and</li> <li>• Obtaining an NVCA permit.</li> </ul> and;		
c.	Payment of the required Administration and Engineering fees and securities for the site works as outlined in the Site Plan Control Agreement; and		
d.	Confirmation that the proposed development is provided with servicing capacity allocation.		

- 2) Prior to the application for any building permits, the Town's approval requires satisfactory completion of all the following conditions:



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		Date fulfilled	Sign-off
a.	The Owner enter into a Site Plan Control Agreement with the Town of Collingwood to the satisfaction of Senior Town Administration and the Town Solicitor; and		
b.	Payment of cash-in-lieu of parkland dedication.		