

## Staff Report PDA 2024-06

Committee N/A

Council N/A

Amendments

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

**Submitted By:** Lindsay Ayers, Manager, Planning

**Prepared By:** Erica Rose, Community Planner

**Subject:** Conditional Approval of a Site Plan – 298 Pretty River Parkway (Automatic Car Wash)  
File No. D111223

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### Recommendation

**THAT** Staff Report PDA 2024-06 “Conditional Approval of a Site Plan – 298 Pretty River Parkway (Automatic Car Wash)” be received;

**AND THAT** Site Plan Application File No. D111223 be approved subject to the conditions in Appendix ‘A’;

**AND 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.

### Amendments

None.

## 1. Executive Summary

This report provides the Director of Planning, Building, and Economic Development with an analysis and recommendations regarding a proposed Site Plan and related Site Plan Control Agreement to facilitate a one-storey automatic car wash station with queuing for 25 vehicles, 12 central vacuum stations, 2 electric vehicle (EV) charging stations and

associated site works on the property municipally addressed as 298 Pretty River Parkway.

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 outstanding minor technical comments, municipal servicing allocation, payment of the necessary fees and securities, and the owner 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, MB Pretty River Inc., has made an application to the Town for a Site Plan to facilitate a one-storey automatic car wash station with associated parking, landscaping, amenity space, and pedestrian connections.

The property was previously subject to a Consent application to sever the north half of the site, occupied by a commercial business used for recreational vehicle sales and servicing, and to retain the south half to accommodate the proposed development. The Consent was conditionally approved by the Committee of Adjustment on October 26, 2023, and subsequently finalized with the Certificate of Official being issued on February 12, 2024.

### Property Description

Per Figure 1, the subject property is located on the west side of the Pretty River Parkway north of Hume Street. The subject property is irregular in shape and has an

area of approximately 0.37 hectares (0.9 acres) with approximately 53 metres of frontage along the Pretty River Parkway. The subject property is legally described as NOTTAWASAGA CON 7 PT LOT 43; RP 51R39761, TOWN OF COLLINGWOOD.



**Figure 1: 2023 Aerial Image of Subject Property**

Source: Simcoe County GIS Maps

The property is currently vacant. Surrounding land uses include commercial uses (recreational vehicle sales and servicing and Collingwood Nissan and Collingwood Toyota) to the north and east, commercial uses (Tim Hortons) to the south, and Environmental Protection (Pretty River) and residential uses (Pretty River Retirement Residences) to the west.

## **Proposal**

Per Figure 2, the proposed development is to establish one automatic car wash station with queuing for 25 vehicles, 12 central vacuum stations, and 2 electric vehicle (EV) charging stations with associated parking, landscaping, amenity space, and pedestrian connections. The automatic car wash station is proposed to have a building area of approximately 381 m<sup>2</sup> and the 12 vacuum stations would have a combined area of approximately 18 m<sup>2</sup>. The automatic car wash is proposed to be centrally located on the

subject property with the vacuum stations located along the south property line. Associated parking is also proposed along the south property line.

Landscaping is proposed along the perimeter of the property along with some landscaping strips adjacent to the south side of the building and the north side of the vacuum stations. An outdoor amenity space and bicycle parking is also proposed, which will be accessed from a pedestrian walkway that connects from the parking spaces to the south. The Site Plan drawings are appended to this Report (Appendix 'C'), noting that minor revisions are anticipated once outstanding technical comments are resolved.



**Figure 2: Proposed Site Plan showing the overall site layout**

Source: Bicorp Design Group Ltd.

## **Water and Wastewater Capacity Allocation**

A Functional Servicing Report, prepared by S. Llewellyn & Associates Limited, was submitted in support of the proposed development. Based on the contents of this 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 70 single dwelling unit equivalents (SDUs) and 92 SDUs respectively for the proposed development.

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 commercial development (see Appendix 'B') against the SCAP. Per Appendix 'B', a total score of 23.5 points out of a possible 80 points (29%), 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, 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 67 points (84%).

The difference in points is related to a range of criteria in various categories of the SCAP, including mix of land uses, conservation and sustainable development aspects, infrastructure and public facilities matters, and economic development. Additional points may be available pending further revision to the proposed development to address the minor outstanding technical comments. However, the potential increase in points would be nominal and is not anticipated to significantly alter the overall score. It can be

challenging under certain circumstances for smaller-scale development proposals that represent infilling to gain sufficient points as the SCAP must be applicable to all major developments, most of which are larger in scope. Based on some of the positive attributes of this development proposal, Planning Services would be prepared to recommend servicing capacity allocation despite the proposal achieving a score under 50%.

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 in Fall 2024. 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.

### **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:

- (a) the protection of ecological systems, including natural areas, features and functions;
- (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.

Per Provincial Bills 109 and 23, as the Site Plan application was received after July 1, 2022, the Director, Planning, Building, and Economic Development, or their designate, 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)**

Section 3 of the *Planning Act* requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act. The Provincial Planning Statement (PPS) was issued under Section 3 of the *Planning Act* and came into effect on October 20, 2024. It replaces the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The intent of the PPS is to provide policy direction on matters of provincial interest related to land use planning and development.

The PPS states that Settlement Areas shall be the focus of growth and development. Development within Settlement Areas shall be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure, support active transportation, and are transit and freight supportive. The subject property is located in the Town of Collingwood which is a Settlement Area. The proposed development would contribute to the Town's employment sector by providing a new automatic car wash in a commercial area and would be serviced by full municipal

services. The subject property is also conveniently located on an Arterial Road having access to a number of transit stops.

The PPS also notes that planning authorities shall support general intensification to support the achievement of complete communities. The PPS identifies that complete communities shall be supported by accommodating an appropriate range and mix of land uses, transportation options with multimodal access, and employment, improve accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society, and improve social equity and overall quality of life for people of all ages, abilities, and incomes. The subject property is located in an area with a mix of industrial, commercial and residential developments and is situated along an Arterial Road having access to a variety of transit options. A Traffic Impact Study was also submitted in support of the Site Plan application and Engineering Services did not identify any concerns regarding traffic-related impacts associated with the proposed development.

The PPS also provides policies for the Wise Use and Management of Resources, including natural heritage features. It is a requirement of the PPS that natural features be protected for the long term and the ecological function and biodiversity of natural heritage systems should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas. An Environmental Impact Study (EIS) Memo was prepared by Terrastory Environmental Consulting Inc. and confirms that a number of natural heritage features were identified within 120 metres of the proposed development. However, the EIS Memo concluded that the proposed development would have no negative impacts to any of the significant natural heritage features identified, provided all recommended mitigation measures are implemented. The recommended mitigation measures outlined in the EIS Memo will be addressed through a special clause in the Site Plan Control Agreement.

Based on the analysis above, Planning Services is satisfied that the proposed development is consistent with the PPS.

## County of Simcoe Official Plan

The subject property is designated ‘Settlement’ within the 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.

The County’s Official Plan identifies four themes of the planning growth management strategy including:

- 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 that a wide range of land uses in Settlements provides an opportunity for people to live, work, shop and find recreation in one compact community and that Primary Settlement Areas are required to develop as complete communities. Furthermore, 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 recognizes 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. The Simcoe County Official Plan policies provide for and encourage multi-use development and expansion of employment opportunities to help achieve complete communities.

Planning Services is satisfied that the proposed development would contribute towards the achievement of complete communities, compact urban form, and continued economic development in the Town of Collingwood and 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' titled *Land Use Plan* designates the subject property as Highway Commercial

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

### ***Highway Commercial Policies***

The Highway Commercial designation is intended to provide a wider scope for the development of designated commercial areas for highway commercial uses, which generally require large floor areas, or orientation to vehicular traffic and which are not likely to be provided in traditional retail areas including the Downtown Core. Permitted uses in the Highway Commercial designation include motor vehicle dealerships, gas stations and/or car washes, among others. The development proposal involves the construction of a new automatic car wash facility.

Highway Commercial uses are subject to high development standards including design and landscaping. As outlined further in the Town of Collingwood Urban Design Manual section of this report, an Urban Design Brief and a Landscaping Plan were prepared by qualified professionals and the proposed development was reviewed in the context of the Town's Urban Design Manual to ensure that high quality urban design was achieved.

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. However,

Planning Services confirms that the proposed development is also consistent with the Town's new Official Plan.

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 2010-040**

The Town of Collingwood Zoning By-law Number 20210-040, as amended, zones the subject property Highway Commercial (C5). The C5 zone permits a range of commercial uses, including a motor vehicle wash facility.

Compliance with the C5 lot provisions for the proposed development is provided in the table below:

<b>C5 Zone Provisions</b>	<b>Required</b>	<b>Provided</b>
Minimum Lot Area (m <sup>2</sup> )	1,000	4,418
Minimum Lot Frontage (m)	30.0	62.1
Minimum Front Yard (m)	6.0	22.1
Minimum Interior Side Yard (m)	3.0	3.0
Minimum Rear Yard (m)	7.5	16.3
Maximum Height (m)	15.0	9.3
Maximum Lot Coverage	40%	9%
Minimum Landscaped Open Space	10%	29.6%

### ***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. A total of four (4) parking spaces are proposed along the south property line including one (1) Type 'A' van accessible space. Two (2) bicycle parking spaces are also proposed, and the applicant has been advised that a minimum of four

(4) are required per the Zoning By-law. This relatively minor outstanding comment will need to be addressed prior to the issuance of final Site Plan approval.

Based on the foregoing, Planning Services is satisfied that the proposed development will conform to the Town's Zoning By-law once the minimum bicycle parking requirements are satisfactorily addressed.

### **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 renderings were submitted in support of the proposed development (Figures 3 and 4). 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 3: Artist rendering of front facade facing Pretty River Parkway**

Source: Not specified



**Figure 4: Artist rendering of rear façade facing the Pretty River**

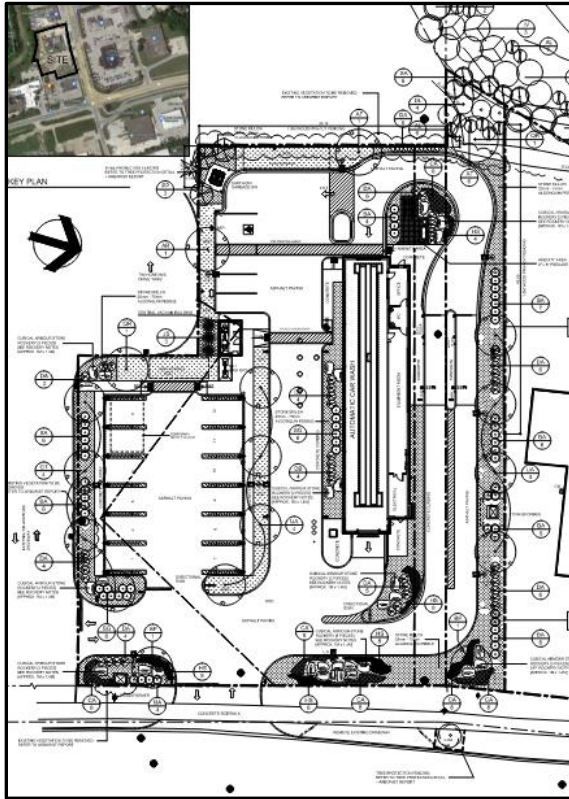
Source: Not specified

A Landscape Plan prepared by Bicorp Design Group Ltd. was also submitted in support of the proposed development (Figure 5). The proposed landscaping, hardscaping, active transportation connections, and outdoor amenity area have been reviewed per the Town's UDM.

Per Figure 5, landscaping is proposed along the perimeter of the site and around the automatic car wash and central vacuum stations. An overall tree canopy coverage of approximately 12% at maturity is currently proposed, which does not exceed the Town's UDM goal of 30% but does represent an enhancement to the subject property's tree canopy based on existing conditions. It is noted that trees are also proposed to be planted on the Nottawasaga Valley Conservation Authority's (NVCA) property northwest of the subject property. However, the NVCA has indicated this would not be supportable as it may hinder the ecological integrity of the Pretty River dike. The Landscape Plan will need to be further revised to remove the plantings proposed for the NVCA-owned lands to the satisfaction of the NVCA prior to issuance of final Site Plan approval. Planning Services has also encouraged the applicant to explore the possibility of relocating these proposed plantings onsite, if/where feasible, to further increase the proposed tree canopy.

In addition, one 75 m<sup>2</sup> outdoor amenity area is proposed in the northwest corner of the property. The proposed outdoor amenity space features bicycle parking and a bench

with pedestrian connections via a walkway to the proposed parking area. The proposed development also includes two (2) permanent snow storage areas and one (1) temporary snow storage area.



**Figure 5: Landscape Plan**

Source: Bicorp Design Group Ltd.

The proposed development was reviewed in the context of the applicable standards of the Town's UDM and, subject to the recommended conditions, is found to be acceptable.

### **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, construction management plans, and archaeological resources. In addition, it is anticipated that there will be three special clauses noted below that are currently being refined by staff and the Town Solicitor.

### ***Basic Data Pertaining to the File***

Application Deemed Complete:	November 16, 2023
Town Solicitor:	Jean Leonard, Miller Thomson
Related Files:	D00122 (Pre-Consultation) D10823 (Consent)

### ***Parties to the Agreement***

- 2671834 Ontario Ltd.
- The Corporation of the Town of Collingwood

### ***Special Terms and Conditions***

There are three (3) anticipated special clauses proposed within the Site Plan Control Agreement as follows:

- Acoustic Audit
  - *Pertains to the requirement for submitting an Acoustic Audit prior to site works commencing.*
- Nottawasaga Valley Conservation Authority
  - *Pertains to the requirement for obtaining a permit from the NVCA prior to entering into a Site Plan Agreement with the Town.*
- Environmental Impact Study
  - *Pertains to the implementation of the recommended mitigation measures identified in the EIS Memo.*

### ***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. A fee (amount to be determined) for the Town's Engineering Services Department review of the proposal and the inspection of the site works equivalent to 3% of the cost of all works or a minimum of \$4,000.00 is also required.

### *Securities*

- Securities (amount to be determined), representing the total security value for this project, are required for the site works.

### *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 resolution of outstanding minor technical comments, municipal servicing allocation, payment of the necessary fees and securities, and the owner 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, updated, amended, confirmed and/or reviewed by the applicable experts:

- Site Plan [November 21, 2021, revised August 26, 2024], [Bicorp Design Group Ltd.];
- Landscape Plan [November 21, 2021, revised August 12, 2024], [Bicorp Design Group Ltd.];
- Landscaping Details [November 21, 2021, revised August 12, 2024], [Bicorp Design Group Ltd.];
- Planting & Site Furniture Details [November 21, 2021, revised August 12, 2024], [Bicorp Design Group Ltd.];
- Draft R-Plan [February 25, 2022, revised January 19, 2023], [Ertl-Hunt Surveyors];
- Building Elevations [November 21, 2021, revised February 9, 2023], [Bicorp Design Group Ltd.];
- Floor Plan [November 21, 2021, revised February 9, 2023]; [Bicorp Design Group Ltd.];
- Functional Servicing & Stormwater Management Report [September 2023, revised October 2024], [S. Llewellyn & Associates Limited];
- Erosion & Sediment Control Plan [September 15, 2023, revised October 29, 2024], [S. Llewellyn & Associates Limited];
- Site Grading Plan [September 15, 2023, revised October 29, 2024], [S. Llewellyn & Associates Limited];

- Site Servicing Plan [September 15, 2023, revised October 29, 2024], [S. Llewellyn & Associates Limited];
- Notes & Details Plan [September 15, 2023, revised October 29, 2024], [S. Llewellyn & Associates Limited];
- Letter Advising Removal of Driveway Connection with Tim Hortons [September 6, 2024], [Bicorp Design Group Ltd.];
- Planning Justification Report [ , revised February 2024], [Batory Urban Planning & Project Management],
- Traffic Impact Study [September 19, 2023, revised April 24, 2024]; [Urbantrans Engineering Solutions Inc.];
- Arborist Report [August 28, 2023], [Davey Resource Group];
- Noise Impact Study [April 3, 2023, revised January 31, 2024], [J.E. Coulter Associates Limited];
- Environmental Impact Study (EIS) Memo [September 15, 2023, revised February 22, 2024], [Terrastory Environmental Consulting Inc.];
- Tree Protection Plan [August 18, 2023], [Davey Resource Group];
- Photometric Plans [February 23, 2023], [Signify];
- Dunlop Car Wash Development Site Plan [December 17, 2015, revised April 11, 2021], [Bicorp Design Group Ltd.];
- Collingwood Car Wash – Daily Traffic & Water Usage [August 15, 2024]; [Bicorp Design Group Ltd.];
- Front and Rear Building Renderings; and
- Facts about Car Washing.

Third-party peer reviews were undertaken for noise, natural heritage, and landscaping matters. The following peer review reports were provided:

- Noise [December 21, 2023], [R. Bouwmeester & Associates];
- Natural Heritage [December 22, 2023], [NRSI]; and
- Landscaping [December 21, 2023, revised September 27, 2024], [SLG].

Staff Report No. PDA2024-06 was forwarded to Department Heads 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 (2023 Consolidation);
- 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

Services adjusted if any

Not Applicable

Climate Change / Sustainability:

Positive impact on climate

change/sustainability (decreases GHG emissions)

*The proposal 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: Not Applicable

Next steps and future action required following endorsement:

- Owner satisfaction of conditions; and,
- 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:**

Erica Rose, Community Planner

**Reviewed By:**

Lindsay Ayers, MCIP, RPP, Manager, Planning