

Staff Report PDA2024-07

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 – 135 Sandford Fleming Drive (Georgian Triangle Humane Society)
File No. D11524

Recommendation

THAT Staff Report PDA2024-07, “Conditional Approval of a Site Plan – 135 Sandford Fleming Drive (Georgian Triangle Humane Society Regional Centre for Pets and People)” be received;

AND THAT Site Plan Application File D11524 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 the development of a new 1,767 m² regional centre

for pets and people comprised of the Georgian Triangle Humane Society, pet hospital, pet daycare, and associated site works.

Per [Report P2023-28](#), a Zoning By-law Amendment (ZBA) was approved by Council on November 6, 2023 to facilitate the proposed development. The ZBA rezoned the subject lands from Industrial Park (M5) to Holding Twenty-three Industrial Park Exception Six [(H23) M5-6] to add the following uses:

- Animal Shelter with accessory Animal Boarding Establishment;
- Kennel;
- Pet Daycare;
- Veterinarian Clinic; and
- Business Office.

The H23 provision precludes development of the subject lands until servicing capacity has been allocated and a Site Plan Control Agreement has been executed. A future application will be required to remove the holding provision once these conditions have been satisfied.

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 broadly consistent with, the relevant land use planning instruments, save and except for the employment policies contained in the new Provincial Planning Statement (PPS) that came into effect on October 20, 2024, as discussed further in the Analysis section below. 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 and third-party peer reviewers, 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, Georgian Triangle Humane Society (GTHS), has made application to the Town for a Site Plan to facilitate the development of a 1,767 m² Regional Centre for Pets and People, including the GTHS, an animal hospital, and pet daycare, with associated parking, landscaping, and amenity spaces. The proposed development was also subject to a Zoning By-law Amendment (By-law 2023-082), approved November 6, 2023, to add permitted uses to the parent Industrial Park (M5) zone and apply a holding provision (H23) to preclude development until servicing capacity allocation has been confirmed and a Site Plan Control Agreement has been executed.

Property Description

Per Figure 1, the subject lands are located on the east side of Sandford Fleming Drive, north of Ron Emo Road and are legally described as Part Lot 41 Concession 7 Nottawasaga, and Parts 3 & 4 51R31453, Town of Collingwood. The lands are irregular in shape, and approximately 2.0 hectares in size with approximately 93 metres of frontage on Sandford Fleming Drive. The lands are currently vacant, and surrounded wholly by Industrial Park uses, including Habitat for Humanity to the north, Tatham Engineering/Envision Tatham and Collingwood Business Park to the south, Pilkington Glass to the east, and vacant lands to the west.



Figure 1: 2023 Aerial Image of Subject Lands

Source: Simcoe County GIS Maps

Proposal

The proposed development is to establish one building on the subject lands with associated parking, landscaping, and amenity spaces. The building is proposed to have a total Gross Floor Area (GFA) of 1,582 m², including 136 m² for a pet daycare, 352 m² for an animal hospital, and the remaining 1,094 m² for the GTHS. One delivery space is proposed north of the building, adjacent to a loading zone and entrance to the building. Staff parking is also proposed to the north of the building, and public parking to the south. A portion of the public parking is located between the building and the Sandford Fleming Drive frontage. Enhanced landscaping is proposed between the parking area and Sandford Fleming Drive to provide appropriate screening along this streetscape.

Two pet-supportive parks are proposed east of the building, with one intended to be accessible to the public, along with additional landscaped areas, an outdoor amenity space with seating, and a trail network. A second outdoor amenity space, primarily intended for employee use is proposed north of the building. Ten bicycle spaces are proposed for public use, with additional secure bicycle parking proposed interior to the building for employee use. A pedestrian connection to

Sandford Fleming Drive is proposed, with a connection to the Town’s trail system less than 100 metres north of the subject property.

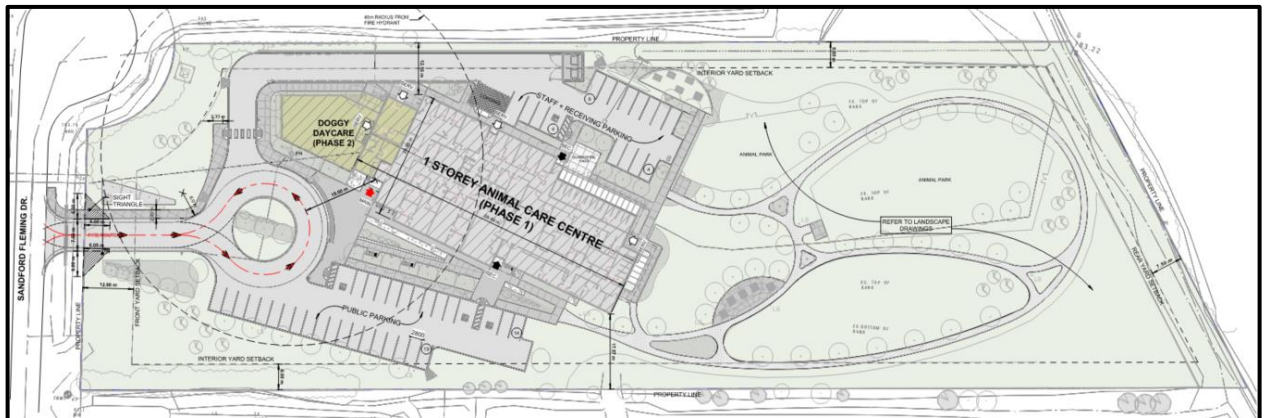


Figure 2: Proposed Site Plan showing the overall site layout.

Source: Unity Design Studio Inc., 2024

Water and Wastewater Capacity Allocation

A Functional Servicing Report, prepared by Tatham Engineering, was submitted in support of the proposed development. The subject property is not serviced. It is proposed to connect to the existing sanitary and watermain on Sandford Fleming Drive. 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 18 single dwelling unit equivalents (SDUs) and 51 SDUs respectively.

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 non-residential development (see Appendix ‘B’) against the SCAP. Per Appendix ‘B’, a

total score of 35 points out of a possible 80 points (44%), 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 40.5 points (51%).

The difference in points is primarily related to criterion A4: Development includes a mix of land uses, especially those that provide for live-work arrangements. The applicant awarded 5 points, while staff awarded zero points. Staff acknowledge that the proposed development would contain multiple permitted uses, however the subject property is wholly zoned Industrial Park Exception Six (M5-6), and therefore is considered a single land-use.

Otherwise, the applicant's and Town staff's evaluation were generally consistent in scoring ± 1 point. Additional points may be available upon the finalization of construction details. It can be challenging under certain circumstances for development proposals which represent infilling to gain sufficient points as the SCAP evaluation matrix must be applicable to all major developments. Infill developments often inherit and utilize existing infrastructure, leaving little opportunity to provide servicing upgrades, new transportation connections, or other public benefits which greenfield development may offer. Based on the positive attributes of this non-residential 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:

- (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;
- (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- (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)

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 (PPS 2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan 2019). Therefore, the PPS applies to all decisions in respect of the exercise of any authority that affects a planning manner 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 convenient access to services and recreation;
- support the achievement of compact, transit-supportive communities and promote active transportation;
- support energy conservation and efficiency; and
- protect employment areas by, in part:
 - Planning for employment uses, including manufacturing, research and development in connection with manufacturing, warehousing, and goods movement, and associated retail and office use and ancillary facilities; and
 - Prohibiting commercial and public service facilities or other institutional uses, and retail and office uses not associated with a primary employment use.

The proposed development is within 800 metres of three transit stops, including one stop for the Simcoe County Linx to Wasaga Beach, and less than 100 metres from a connection to the Town's active transportation multi-use trail network to the north of the property. Secure bicycle parking for employees is proposed internal to the building, with public bicycle parking located in proximity to primary building entrances, thereby encouraging and facilitating active transportation.

The building has been designed to meet sustainability standards, including structural allowances and rough-ins for solar panels. Additionally, the facility intends to expand the capacity for service provision of the GTHS to respond to the increasing demand from a growing community, including veterinary services, animal shelter, and proposed recreational opportunities, including a pet-supportive park, trails, and an outdoor amenity space.

The proposed development is not consistent with the employment policies in the PPS as the subject lands are located within an employment area and a primary employment use is not proposed for this development. However, the principle of development was established through the passing and enactment of By-law 2023-082 on November 6, 2023, at which time consistency with the Provincial Policy Statement (2020) and Growth Plan (2019) was demonstrated. The subject Site Plan application was received and deemed complete while the aforementioned provincial policy documents were in force and effect, and no changes to the principle of development are being contemplated through this application.

The *Planning Act* defines an "area of employment" as an area of land designated in an official plan for clusters of business and economic uses that meets specific criteria. Further, the *Planning Act* permits the continuation of a use that is excluded from being a business and economic use within an area of employment provided that the use was 'lawfully established' prior to the *Helping Homebuyers, Protecting Tenants Act, 2023* coming into effect – noting this *Act* assented on June 8, 2023. The term 'lawfully established' has not been tested by the Ontario Land Tribunal, or other courts. In the absence of transition provisions from the Province, municipalities

currently have no direction or guidance with respect to reviewing applications that were in-flight prior to this legislation coming into effect. As such, Planning Services has been challenged with reviewing the subject Site Plan application against the new PPS as the principle of development, by way of the recent Zoning By-law Amendment, was established under the previous Provincial Policy Statement (2020) and Growth Plan (2019).

Based on the foregoing, Planning Services is satisfied that conditional approval of the Site Plan application would be broadly consistent with the relevant policy statements issued under Section 3 of the *Planning Act* and overall represents good planning.

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 particularly 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 development represents an efficient use of land and services that is transit-supportive, connected to an active transportation network, and would contribute to the achievement of complete communities, compact urban form, and continued economic development.

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 lands as Inside Built Boundary (Designated/Available Lands)

Industrial Park Policies

The function of the Industrial Park land use designation is to encompass general and light industrial activities where the predominant use shall be for large attractive enclosed manufacturing operations, prestige industrial, and office-based uses in a landscaped park-like setting. Developments are encouraged to be of nodal or campus-design, consisting of one or more buildings, or multiple tenancy buildings having shared parking, loading, and access facilities.

The permitted uses include corporate administration offices, business offices, and uses which are considered complimentary or supportive of the primary industrial park or adjacent industrial areas, including recreation facilities, business offices, business service establishments, and day care centres. The proposed GTHS Regional Centre for Pets and People would consist of multiple uses, including a corporate administration and business office for a non-profit organization, pet daycare, animal shelter, and recreational trails and pet-supportive parks. The development would provide shared access, loading, and parking facilities in a landscaped park-like setting.

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 Holding Twenty-Three Industrial Park Exception Six [(H23) M5-6]. Permitted uses in the M5-6 zone include an animal shelter with accessory animal boarding establishment, kennel, pet daycare, veterinarian clinic, and business office. The parent M5 zone also notes that outside runs for animals shall also be permitted with veterinarian clinic and kennel uses.

Holding provision twenty-three (H23) requires the confirmation and commitment of water and wastewater servicing capacity and allocation and the execution of a Site Plan Control Agreement. Upon satisfaction of the provisions of H23, a subsequent application will be required to remove the ‘H’ from the subject property prior to development commencing.

Conformity with the parent M5 lot provisions for the development is provided in the table below:

M5 Lot Provisions	Required	Provided
Minimum Lot Area	2,000 m ²	20,231 m ²
Minimum Lot Frontage	30.0 m	93.3 m
Minimum Front Yard	12.0 m	62.3 m
Minimum Exterior Side Yard	12.0 m	N/A
Minimum Interior Side Yard	6.0 m	12.3 m (north) 17.7 m (south)
Minimum Rear Yard	7.5 m	116.9 m
Maximum Height	15.0 m	10.3 m
Maximum Lot Coverage	50%	9%
Minimum Landscaped Open Space	15%	41%

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 47 parking spaces are required while 49 parking spaces are proposed, including 4 Type ‘A’ van accessible spaces. 10 bicycle spaces are proposed, exceeding the minimum of 5 required. One delivery space is proposed in the north parking area, adjacent to a loading area with an overhead rolling loading door. The

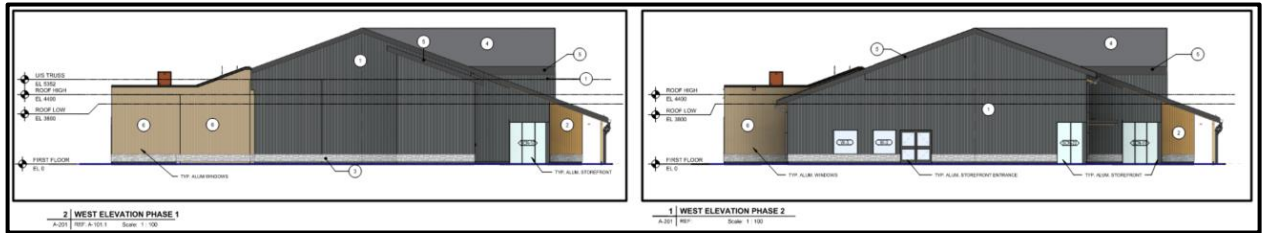


Figure 4: West elevation conceptual rendering at the completion of Phase 1 (left) and Phase 2 (right)

Source: Unity Design Studio Inc. (2024)

The UDM typically encourages building orientation to be parallel to the street centre line and create a grid pattern with adjacent buildings. While the proposed building would not be oriented parallel to Sandford Fleming Drive, Planning Services is satisfied that the proposed offset angled building orientation would contribute to a cohesive site design with connected spaces throughout, and is appropriate due to the long and narrow lot configuration. Additionally, the building has been designed to be south facing to maximize the solar exposure for natural light and the opportunity to install solar panels in the future, for which rough-ins are proposed.

A portion of the south parking area would be located between the building and the street frontage. While this is generally discouraged by the UDM, industrial sites may locate a portion of the site's parking in front of the building provided certain guidelines are met, including a maximum of 50% of the frontage being dedicated to parking, parking not encroaching into the minimum yard setback, and the provision of enhanced landscaping to ensure adequate screening to mitigate negative impacts to the streetscape. The parking does not exceed 50% of the frontage and does not encroach upon the minimum front yard setback. Further, as shown in Figure 5, there is enhanced landscaping on the southwest corner of the property, adequately mitigating any negative impacts to the streetscape the parking area may have.

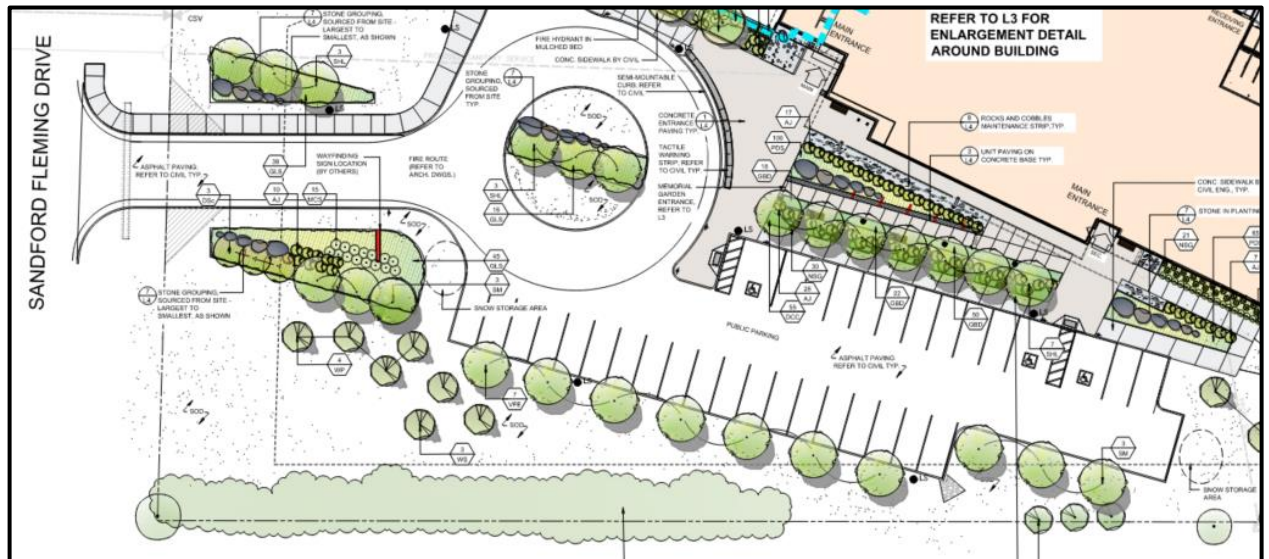


Figure 5: Excerpt of Landscape Plan showing the enhanced landscaping between the parking area and Sanford Fleming Drive

Source: B&A Landscape Architecture (2024)

Two outdoor amenity areas, totalling approximately 180 m² are proposed: one primarily for staff to the north of the building, and one primarily for the public to the east of the building. Each amenity area proposes five picnic tables, all of which would be accessible in the east amenity area, and one which would be accessible in the north amenity area. Additionally, there are trails, a pet-supportive park, and open space proposed to be available to the public on the eastern portion of the lands (Figure 6). Public bicycle parking is proposed adjacent to the main building entrance, while additional secure staff bicycle parking is proposed internal to the building.

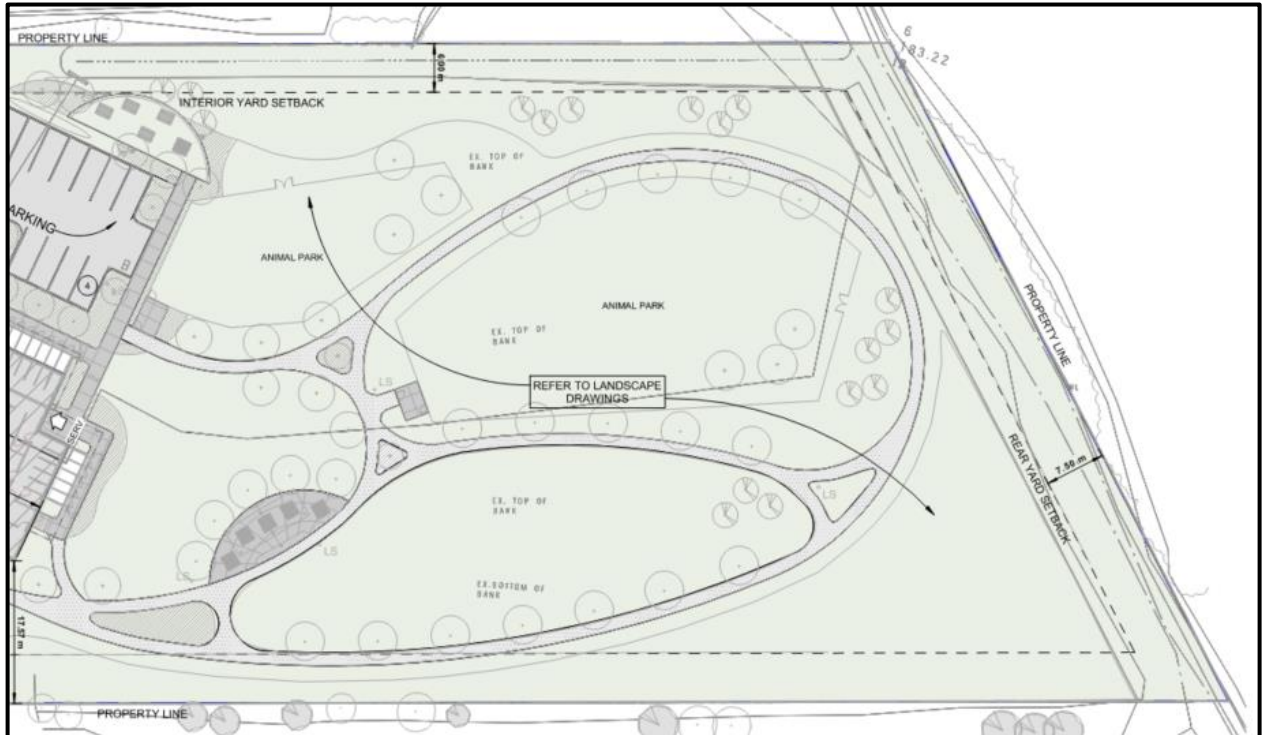


Figure 6: Excerpt of Overall Site Plan showing the amenity areas, open space, pet-supportive parks, and trail network proposed for the development.

Source: Unity Design Studio Inc. (2024)

Additional landscaping of deciduous and coniferous trees and shrubs, sod, and other plant materials are proposed throughout the development. The Town's Landscape Architect Peer Reviewer, R.J. Burnside, has confirmed the mature tree canopy will satisfy the minimum 30% canopy requirement, at maturity, in the UDM.

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. There are no special clauses proposed within the Site Plan Control Agreement.

Basic Data Pertaining to the File:

Application Deemed Complete: June 28, 2024
Town Solicitor: Jean Leonard, Miller Thomson
Related Files: D00622 (Pre-consultation);
D140323 (Zoning By-law Amendment)

Parties to the Agreement

- The Corporation of the Town of Collingwood
- Georgian Triangle Humane Society

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 including contingency, for the project is required for 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 broadly consistent with, the relevant land use planning instruments, save and except for the employment policies contained in the new Provincial Planning Statement (PPS) that came into effect on October 20, 2024, as discussed in the Analysis section above. 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 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 with the application, updated, amended, confirmed and/or reviewed by the applicable experts:

- Urban Design Report [June 2024] [Unity Design Studio Inc.]
- Architectural Drawings, including site plans, floor plans, and elevations [May 29, 2024] [Unity Design Studio Inc.]

- Civil Engineering Drawings [June 2024] [Tatham Engineering]
- Electrical Drawings [June 2024] [Tatham Engineering]
- Landscape Drawings [May 28, 2024] [B&A Landscape Architecture]
- Tree Inventory & Preservation Plan Report [December 14, 2023] [Kuntz Forestry Consulting Inc.]
- Tree Inventory & Preservation Plan [December 20, 2022] [Kuntz Forestry Consulting Inc.]
- Phase 1 Environmental Site Assessment [July 30, 2018] [Cambium Inc.]
- Limited Phase 2 Environmental Site Assessment [July 22, 2021] [MTE Consultants]
- Functional Servicing Report [June 10, 2024] [Tatham Engineering]
- Geotechnical Investigation Report [September 6, 2018] [Cambium Inc.]
- Stage 1-2 Archaeological Assessment [November 24, 2022] [AMICK Consultants Limited]
- Traffic Impact Study [July 31, 2023] [Tatham Engineering]
- General Servicing Plan [June 2024] [Tatham Engineering]

A third-party peer review was undertaken for landscaping matters and the following peer review response was provided:

- Site & Landscape Review [R.J. Burnside] [August 2, 2024, October 7, 2024]

Staff Report No. PDA2024-07 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

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:

Georgian Triangle Humane Society Meeting Dates:

January 4, 2023 (Planning and Development)

November 9, 2021 (Grants/Funding)

October 26, 2021 (Grants/Funding)

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:

Beckett Frisch, Community Planner

Reviewed By:

Lindsay Ayers, MCIP, RPP, Manager, Planning