

Staff Report PDA2025-04

Committee N/A

Council N/A

Date: February 13, 2025

Amendments ☐

Submitted To: Summer Valentine, Director, Growth and Development
Submitted By: Lindsay Ayers, Manager, Planning
Prepared By: Beckett Frisch, Community Planner
Subject: Conditional Approval of a Site Plan Amendment – 180 Mountain Road
File No. PLASMJ2024336

Recommendation

THAT Staff Report PDA2025-04, “Conditional Approval of a Site Plan Amendment – 180 Mountain Road” be received;

AND THAT Site Plan Amendment Application File PLASMJ2024336 be approved subject to the conditions in Appendix ‘A’;

AND THAT this conditional site plan amendment 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 amendment 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 Amendment and related Amending Site Plan Control Agreement to facilitate a reconfiguration in site layout to increase the number of parking spaces from the previously approved 97

spaces to the 248 spaces contemplated. The footprint of the building, currently under construction, is not proposed to change.

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. It is therefore recommended that the Site Plan Amendment 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, payment of the necessary fees and securities, and the owner entering into an Amending 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 Site Plan Drawings are also attached to this report (Appendix 'B') in support of the recommendation.

2. Analysis

Background

The Owner, Dunn Capital Corporation, has made application to the Town for a Site Plan Amendment to facilitate reconfiguration of the site layout to permit an expansion of the previously approved parking area to accommodate a multiple tenancy building. The previously approved footprint of the building is not proposed to change and is currently under construction.

Property Description

Per Figure 1, the subject lands are located on the south side of Mountain Road, east of Greco Court, and are legally described as Part North 1/2 Lot 44 Concession 10 Nottawasaga, and Part 1 Plan 51R38668 Town of Collingwood. The lands are regular in shape and approximately 4.0 hectares in size with approximately 143 metres of frontage on Mountain Road. The lands are adjacent to Environmental Protection lands associated with Taylor Creek to the south, and the southwest corner of the 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. Previously approved site works are being undertaken on the property, including the construction of a building with an approximate footprint of 11,200 m².



Figure 1: 2023 Aerial Image of Subject Lands

Source: Simcoe County GIS Maps

Proposal

Per Figure 2, the proposed development is to establish multiple tenancies within one previously approved building with associated parking, landscaping, and amenity spaces. The building, including the proposed mezzanine, would have a total Gross Floor Area of approximately 12,012 m² across six units, including 6,627 m² for manufacturing, research and development, 915 m² for warehousing, 542 m² for a business office, 740 m² for accessory retail and service, and 1,262 m² for a health club. The remaining 1,926 m² (3 units) are not yet tenanted. Two loading spaces are proposed to the south of the building, and one delivery space is proposed to the east of the building. Parking is proposed to the north, west, and

south of the building. Enhanced landscaping has been proposed along the Mountain Road frontage to provide appropriate screening of the parking area proposed between the building and streetscape.

Two amenity areas are proposed, one at the front of the building and one at the rear of the building, each containing bicycle parking, seating, and landscaping. Pedestrian connections to the Town's multi-use trail network to the rear, and Mountain Road to the front, of the subject property are also proposed.

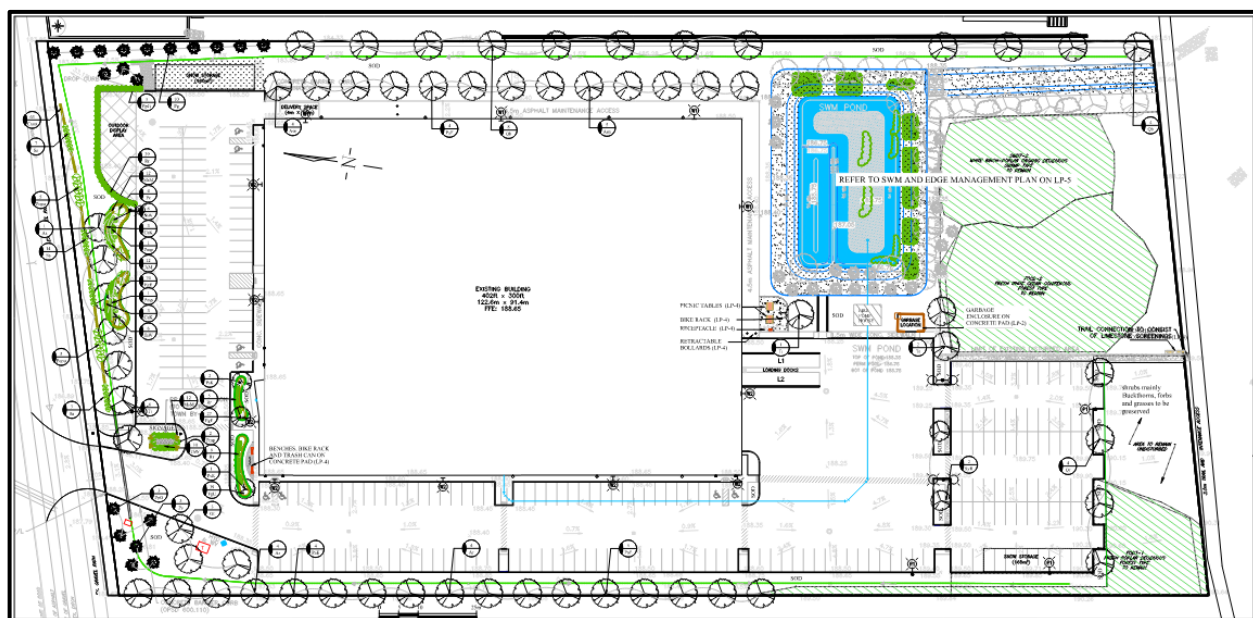


Figure 2: Proposed Landscape Plan showing the overall site layout.

Source: JDB Associates Ltd. (2025)

Water and Wastewater Capacity Allocation

A Functional Servicing Report (FSR), prepared by Tatham Engineering, was submitted in support of the proposed development. 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, Growth and Development has confirmed that no expansion to the previously allocated domestic water use for the development is proposed. As such, zero (0) additional

Single Dwelling Unit equivalents (SDUs) of water and wastewater are required to facilitate the proposed development.

Section A6 'Development Not Subject to the Allocation Policy' of the Town's Servicing Capacity Allocation Policy (SCAP) states: *'The Allocation Policy does not apply to the following: (f) Minor adjustments to site plan agreements and subdivision/condominium/site plan amendments that do not meet the criteria of Section A8(c)'. Furthermore, Section A8(c) states 'When the cumulative effect of amendments and/or extensions to draft plans of subdivisions, condominium descriptions or site plans have the effect of increasing the servicing capacity requirements beyond 10 SDUs of the originally approved servicing capacity as verified by a professional engineer's report and/or confirmation from Town Administration, a revised merit-based analysis under A10 of this policy is required.'*

Given the proposed Site Plan Amendment does not exceed 10 SDUs of servicing capacity, a merit-based evaluation of the proposed development against the SCAP was not required.

Fire Flows

The FSR noted a hydrant fire flow test was completed in the immediate area, which did not meet the Town's development standard for minimum fire flows (136 L/s) for Industrial/Commercial Subdivisions. 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 interim, the Growth and Development division has indicated support for proceeding with a conditional approval of the Site Plan Amendment application, subject to the inclusion of a private supplemental fire system compliant with the Ontario Building Code (OBC).

The applicant has proposed an on-site water storage and pumping system through the provision of a wet pond stormwater management facility with a mechanical fire pump shed adjacent to the wet pond to supplement the existing fire hydrant and fire service. 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 Amendment 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 Amendment 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 Amendment and the associated Amending 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 satisfy 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 Amendment 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 land use patterns within settlement areas which effectively use land and resources;

- maintain, restore, or, where possible, improve the ecological function of natural heritage systems;
- collaborate with conservation authorities to identify hazardous lands and hazardous sites, and manage development in these areas;
- support the achievement of compact, transit-supportive communities and promote active transportation; 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 PPS also directs that natural features and areas shall be protected for the long term. Environmental Protection lands are identified immediately north of the subject property and the southwest corner of the subject property is regulated by the NVCA and located northwest of the fork of Taylor Creek and Black Ash Creek. While the majority of the trees have been removed from the subject lands through previous approvals, there are three treed areas proposed to remain along the rear of the subject property, adjacent to Taylor Creek (Figure 3).

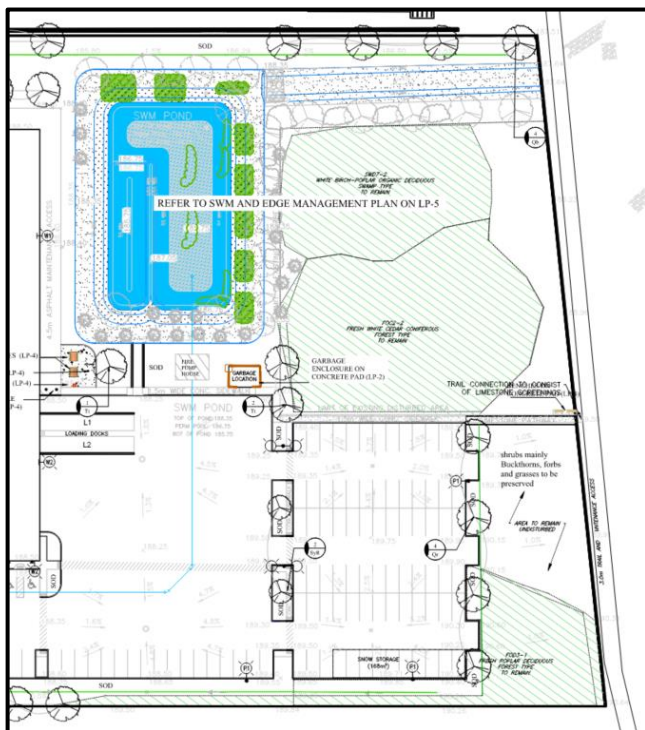


Figure 3: Excerpt of Proposed Landscape Plan showing three tree preservation areas (green hatch)

Source: JDB Associates Ltd. (2025)

The NVCA, as the regulatory authority on natural hazard matters, and Natural Resource Solutions Inc. (NRSI), as the Town's technical advisor on natural heritage, have reviewed the application, including a scoped Environmental Impact Study (EIS) prepared by Roots Environmental (June 27, 2024) and subsequent addendum (October 25, 2024). The NVCA has noted that there are no concerns with the proposed development, while NRSI has indicated support for conditional approval of the proposed development pending the identification and agreement on a tree protection zone for the natural heritage features to be retained.

With respect to the achievement of transit-supportive communities and active transportation, the proposed development is within 700 metres of four transit stops along three routes and will provide a connection to the Town's active transportation multi-use trail network to the rear of the property. As previously noted, the Town's development standard for fire flows for Industrial/Commercial Subdivisions is currently unable to be satisfied. 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.

The proposed industrial development would accommodate new economic and employment opportunities, primarily including employment uses such as warehousing, manufacturing, and research and development (63% of GFA), and represents intensification within the established built boundary, minimizing the need for additional land consumption in greenfield areas. An additional 11% of GFA is proposed for a warehouse use with accessory business office, retail, and service uses, while 10% of the GFA is proposed for a health club use, for which conformity to the Town's Zoning By-law was assessed and confirmed through the issuance of Zoning Certificate PLZCER2024255 on July 22, 2024. The remaining units, representing 16% of the GFA, do not have prospective tenants, and future uses will be required to conform with the Town's Zoning By-law.

The subject Site Plan Amendment application was received and deemed complete prior to the PPS (2024) coming into 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 Amendment application against the new PPS as the principle of development, by way of consistency with the Official Plan (2004) and conformity to the Zoning By-law (2010-040), was established under the previous Provincial Policy Statement

(2020) and Growth Plan (2019). That being said, the purpose and effect of the proposed Site Plan Amendment is scoped to the expansion of the parking area to support multiple tenancies. It is Planning Services understanding that the anchor tenant will be an industrial manufacturing, research and development facility, with other proposed uses as noted in this Report. Both the *Planning Act* and new PPS do not preclude retail, office, or other commercial uses as accessory to or associated with the primary use in Employment Areas. Therefore, given the lack of interpretation clarity noted above where multiple tenancies are proposed in individual buildings, the scoped nature of this application, and the transition to new planning instruments during the course of evaluating the proposal, Planning Services is satisfied that the intent of maintaining industrial-type employment uses on the subject lands would be upheld.

Based on the foregoing, Planning Services is satisfied that conditional approval of the Site Plan Amendment 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 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)

On September 24, 2024, the County of Simcoe approved the Town's new Official Plan. 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.

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. Additionally, complementary uses to the primary Industrial Park uses shall be permitted, including recreation facilities,

provided that they are of a scale to serve the Industrial Park and located within a multiple occupancy building accessible from within the Industrial Park.

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 development is comprised of one building with six units to facilitate manufacturing, research and development, warehousing, accessory office and retail uses, and a health club, with shared parking and loading facilities and includes landscaping throughout. The health club accounts for approximately 10% of the GFA proposed for the development and is located within a multiple tenancy building, consistent with the intent of the Industrial Park policies regarding complimentary uses. The remaining three units have not yet been tenanted.

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, as the regulatory authority on natural hazard matters, and NRSI, as the Town's technical advisor on natural heritage, have reviewed the application, including a scoped Environmental Impact Study (EIS) prepared by Roots Environmental (June 27, 2024) and subsequent addendum (October 25, 2024). The NVCA has noted that there are no concerns with the proposed development, while NRSI have indicated support for conditional approval of the proposed development pending the resolution of the conditions as outlined in Appendix 'A'.

Based on the foregoing, Planning Services is satisfied that the proposed development conforms to 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 business office, custom workshop, health club, machine shop, manufacturing, processing, assembly, or fabrication plant, and warehouse. An accessory sales outlet is also permitted provided that the maximum amount of area used as accessory wholesale or retail space is 25% of the gross floor area (GFA) of the main use. Unit 2 proposes accessory retail to a warehouse use equivalent to 23% of the GFA and is therefore in conformity.

There are no changes proposed to the previously approved building footprint, and the amendments proposed to the site layout and landscaping are in conformity with the M5 lot provisions, as provided in the table below:

M5 Lot Provisions	Required	Provided
Minimum Lot Area	2,000 m ²	40,464 m ²
Minimum Lot Frontage	30.0 m	143.3 m
Minimum Front Yard	12.0 m	39.6 m
Minimum Exterior Side Yard	12.0 m	N/A
Minimum Interior Side Yard	6.0 m	20.0 m
Minimum Rear Yard	7.5 m	106.9 m
Maximum Height	15.0 m	12.0 m
Maximum Lot Coverage	50%	28%
Minimum Landscaped Open Space	15%	40%

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 248 parking spaces are proposed (176 required), including four (4) Type 'A' van accessible parking spaces, and four (4) Type 'B' accessible parking spaces. 20 bicycle parking spaces will be provided, exceeding the minimum of 10% of required parking spaces, as well as two (2) loading spaces to the rear and one (1) delivery space at the northeast corner of the building. It should be noted the parking ratio proposed for the vacant tenancies is 1 space per 100 m² GFA, which assumes a warehouse or manufacturing, processing, assembly or fabrication plant use. However, the proposed surplus of 72 parking spaces maintains flexibility for the vacant units to accommodate other non-residential uses not specified in Table 5.15.1.1 Required Parking Spaces but otherwise permitted in the M5 zone. Additional details and commentary regarding the proposed surplus parking is provided in the Urban Design section below.

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 and conceptual renderings, prepared by Lloyd Hunt Architect, were submitted in support of the proposed development (Figure 4). 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 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*. Further, a building permit was issued for construction of the building shell on August 14, 2023 under the existing Site Plan approval, and no changes to the building are proposed through this application.



Figure 4: Conceptual rendering showing the north (Mountain Road) and west façade of the proposed building.

Source: Lloyd Hunt Architect (2024)



Figure 5: North elevation showing a two-storey design on the Mountain Road frontage.

Source: Lloyd Hunt Architect (2024)

The UDM typically discourages parking from being located at the front of a building unless 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 parking being adequately screened to reduce the negative impacts to the streetscape. It's noted that the proposed parking area exceeds the 50% maximum (59%) and a small corner of the parking area encroaches upon the minimum yard setback. However, a landscaped outdoor display area, and a mix of deciduous trees, deciduous shrubs, ornamental grasses, and sod is proposed along the Mountain Road frontage, and no parking spaces are proposed within the minimum yard setback. Furthermore, the previously approved Site Plan also included a parking area within the front yard. Therefore, Planning Services opines that the proposed parking area in front of the building would not have adverse impacts on the streetscape. The proposed parking areas to the west and south of the building incorporate peninsulas and marked pedestrian crossings to facilitate pedestrian circulation and mitigate potential conflicts with vehicular traffic.

While the UDM discourages parking areas with over 120 parking spaces from providing more parking than necessary to conform with the Town's Zoning By-law, rationale for the parking surplus was submitted in support of the Site Plan Amendment application. The parking rationale indicated the primary tenant of the building requires 130 parking spaces, 63 spaces over and above the minimum requirement of the Zoning By-law, to facilitate their tenancy. The entirety of the parking surplus (78 parking spaces) is proposed to be located to the rear of the building, in proximity to the primary entrance to the tenancy requesting the parking, with tree preservation areas to remain as a buffer between the proposed parking area and Taylor Creek Trail. Planning Services is satisfied with the rationale provided and opine the location and buffering of the parking surplus mitigates the potential impacts to the streetscape or multi-use trail.

Two outdoor amenity areas are proposed as part of the development, each providing seating, bicycle parking, landscaping, and waste receptacles. The amenity area proposed for the rear of the site is in proximity to the entrance to the

largest tenancy and provides a walkway connection to the adjacent Taylor Creek Trail, while the amenity area at the front of the property is accessible via a walkway connection to Mountain Road. The tree preservation area and new mature canopy proposed will provide approximately 33% canopy coverage on the subject property, thereby exceeding the minimum 30% canopy coverage requirement for site developments.

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

Amending Site Plan Control Agreement

The Amending 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 Amending 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.
- Mountain Road Widening: Pertains to the widening of Mountain Road, and potential changes to the external works which may be required to facilitate the construction schedule.

Basic Data Pertaining to the File:

Application Deemed Complete:	August 29, 2024
Town Solicitor:	Jean Leonard, Miller Thomson
Related & Historical Files:	D003423 (Pre-consultation) D111218 (Minor Adjustment to Site Plan) D11816 (Site Plan Amendment) D11815 (Site Plan Control) D00515 (Pre-consultation) D14412 (Zoning By-law Amendment)

D10412 & D10512 (Consent)

Parties to the Agreement

- The Corporation of the Town of Collingwood
- Dunn Capital Corporation

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 **\$35,044.46** as a fee for the Town's Infrastructure, Growth and Development 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 **\$1,168,148.63**, 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

- Cash-in-lieu of parkland dedication was paid on October 24, 2017 as a part of the initial Site Plan Control application (D11815). No additional cash-in-lieu of parkland dedication is required as a part of the subject Site Plan Amendment application.

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 Amendment be approved subject to the conditions outlined in Appendix 'A', including the resolution of technical comments, payment of the necessary fees and securities, and entering into an Amending 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 Amendment 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:

- Electrical Layout [Tatham Engineering] [July 2024]
- Architectural drawings including elevations, conceptual renderings, and floorplans [Lloyd Hunt Architect] [May 24, 2024, October 9, 2024]

- Engineering drawings including Site Plan, Removals and Erosion Control Plan, Site Servicing Plan, Site Grading Plan, and Details and Notes [Tatham Engineering] [August 2024, November 2024, January 2025]
- Functional Servicing Brief [Tatham Engineering] [August 12, 2024]
- Planning Brief [Dunn Capital Corporation] [August 2024]
- Photometrics Plan [Tatham Engineering] [July 2024, November 2024]
- Stormwater Management Brief [Tatham Engineering] [August 12, 2024, November 15, 2024]
- Traffic Impact Brief [Tatham Engineering] [August 2, 2024]
- Landscape Plans including tree preservation, edge management planting plan, landscape plan, and details [JDB Associates Ltd.] [August 8, 2024, October 22, 2024, January 28, 2025]
- Scoped Environmental Impact Study [Roots Environmental] [June 27, 2024, October 25, 2024]
- Edge Monitoring Plan [Dunn Capital Corporation] [January 2025]

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

- Site & Landscape Review [SGL Planning & Design Inc.] [October 8, 2024, December 16, 2024, January 14, 2025]
- Natural Heritage Review [Natural Resource Solutions Inc.] [September 17, 2024, December 2, 2024]
- Traffic Review [R.J. Burnside & Associates Limited] [October 21, 2024, January 3, 2025]

Staff Report No. PDA2025-04 was forwarded to Department Heads for feedback on February 18, 2025 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:

Next steps and future action required following endorsement:

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

6. Appendices and Other Resources

Appendix A: Decision Sheet and Conditions

Appendix B: Site Plan Drawings

7. Approval

Prepared By:

Beckett Frisch, Community Planner

Reviewed By:

Lindsay Ayers, MCIP, RPP, Manager, Planning