

PDA2025-08 Appendix 'A'

Conditional Site Plan Control Decision



Authority & Background:

The following is a decision respecting a Site Plan Approval made by the delegate or authorized approval authority having jurisdiction under the Town's Delegation of Authority By-law 2020-059, as amended, and the Site Plan Control By-law 2010-082, as amended, and Section 41(4.0.1) of the *Planning Act*.

In accordance with Section 41 (7.1-7.3) of the *Planning Act*, this conditional site plan approval will lapse three years from the date that the conditional approval was issued. The conditional approval shall not lapse if, before the lapsing date, a permit is issued under the *Building Code Act* to implement the site plan approval.

The decision is considered on the basis of the information summarized below.

File Number	PLMASA2022233 (D111722)
Staff Report Number	PDA2025-08
Property Address	11283 Highway 26
Proposal Description	Residential Development (Terrazzo)



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Decision Declaration:

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

- ☐ Denied
- ☐ Approved
- ☒ Approved, subject to the conditions attached to the staff report indicated above as Schedule 1 to this decision
- ☐ Approved, subject to modified conditions attached to this decision as Schedule 1

Decision Date: November 12, 2025

Signature: _____



I affirm that I am authorized to render this decision as the employee appointed by the Town in accordance with applicable legislation.

This conditional site plan approval will lapse on November 12, 2028.

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Schedule 1

File Number: PLMASA2022233 (D111722)

Address: 11283 Highway 26

Conditions of Approval:

- 1) That prior to final Site Plan Approval, the Town requires satisfactory completion of the following conditions:

		Date Fulfilled	Sign-off
a.	Resolution of all outstanding minor technical comments from Town departments and third-party peer reviewers to the satisfaction Senior Town Administration;		
b.	Prior to any tree removal, vegetation clearing, or site alteration, the Owner shall provide written confirmation from the Ministry of the Environment, Conservation and Parks (MECP) that the findings of the Species at Risk assessment, including with respect to Species at Risk bats, are acceptable and that the proposed works comply with the <i>Endangered Species Act</i> , 2007;		
c.	Confirmation of municipal servicing capacity allocation;		
d.	Payment of the required Administration and Engineering fees and securities for the site works as outlined in the Site Plan Control Agreement; and		
e.	Execution of a Site Plan Control Agreement with the Town of Collingwood.		

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- 2) That prior to the issuance of any building permits, the Town's approval requires satisfactory completion of the following conditions:

		Date fulfilled	Sign-off
a.	Issuance of a Final Site Plan Approval Certificate; and		
b.	Payment of cash-in-lieu of parkland dedication.		