

Staff Report PDA2026-01

Committee N/A

Council N/A

Report Date: January 15, 2026

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 – 212 Raglan Street
File No. PLSPMA2024189

Recommendation

THAT Staff Report PDA2026-01 “Conditional Approval of a Site Plan – 212 Raglan Street”, dated January 15, 2026, be received;

AND THAT Site Plan Application File PLSPMA2024189 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 of Growth and Development with the analysis and recommendations regarding a proposed Site Plan and related Site Plan Control Agreement for the lands municipally addressed as 212 Raglan Street to facilitate the development of one (1) 1,430 m² self-storage building with 153 units and associated site works, including landscaping, ecological restoration adjacent to the Pretty River, and a road widening in favour of the Town.

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 the 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 Site Plan Drawings are also attached to this report (Appendix 'B') in support of the recommendation.

2. Analysis

Background

The Owner, Make Space Storage Inc., has made application to the Town for a Site Plan to facilitate the development of one (1) 1,430 m² self-storage building on the southern portion of the subject property. The proposed development also includes landscaping, ecological restoration adjacent to the Pretty River, and a road widening in favour of the Town.

Property Description

Per Figure 1, the subject lands are located on the southwest corner of the Raglan Street and Hume Street intersection and are legally described as Part North 1/2 Lot 42 Concession 8 Township of Nottawasaga, Part Lot 42 Concession 7 Township of Nottawasaga; and Part 1 & 4, 51R5184, Part 1 51R16147 Town of Collingwood, County of Simcoe. The lands are irregular in shape and approximately 1.76 hectares in size with approximately 30.6 metres of frontage on Hume Street and 242.6 metres of frontage on Raglan Street. The lands are adjacent to Environmental Protection lands (Pretty River) to the west and are almost entirely regulated by the Nottawasaga Valley Conservation Authority (NVCA). Surrounding land uses include MacLean Engineering to the south,

Business Park, Highway Commercial, and General Industrial uses to the east, and Community Services and Highway Commercial uses to the north.



Figure 1: 2025 Aerial Image of the Subject Lands

Source: Simcoe County GIS

Proposal

The subject property currently contains a single detached dwelling, self-storage office building and associated parking, three permanent structures being used for storage, and portable shipping containers used for storage. The subject site plan application pertains only to the southern portion of the lands, as shown in Figure 2, and proposes a 1,430 m² permanent self-storage building containing 153 units, ecological restoration adjacent to the Pretty River, landscaping, bicycle parking, and a delivery space. The development will be serviced by an existing entrance from Raglan Street, which will have a cantilever sliding gate to control access to the site.

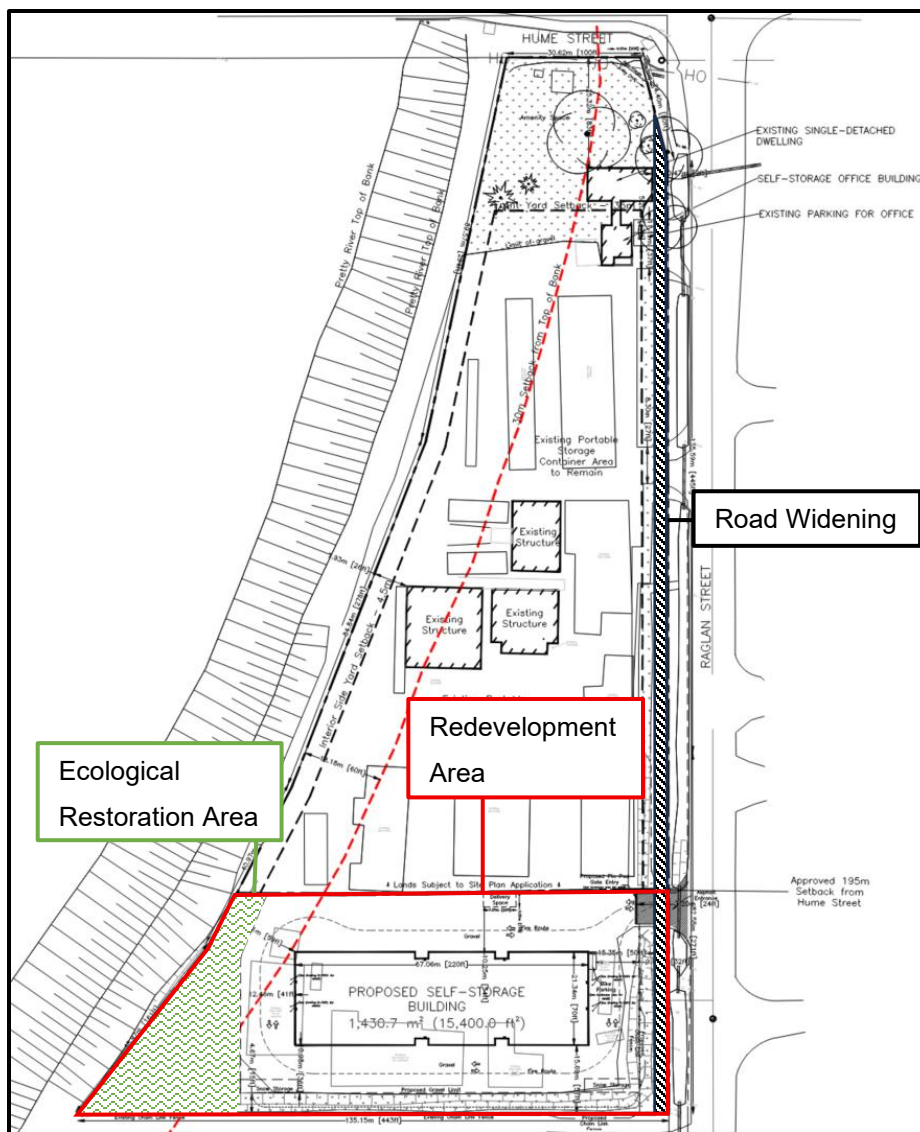


Figure 2: Site Plan

Source: Zelinka Priamo Ltd. (December 2025)

To facilitate the proposed Site Plan, a minor variance (File No. PLCAMI2024494) was approved by the Committee of Adjustment on April 24, 2025 to provide additional area on the property for the relocation of portable shipping containers from the lands subject to the site plan application, and to bring the subject property into conformity with the Town’s Zoning By-law. Additional details regarding the Minor Variance are contained within the Zoning By-law section of this report. A

road widening for Raglan Street for the length of the subject property is also proposed to be conveyed to the Town through this application. Due to the nature of the proposed development, there is no water or wastewater servicing capacity or allocation required.

Planning Analysis

The analysis section of this report provides a review of the proposed Site Plan and 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;
- (n) the resolution of planning conflicts involving public and private interests; and
- (p) the appropriate location of growth and development.

As the Site Plan application was received after July 1, 2022, the Director of Growth and Development, or their designate, has approval authority per Provincial Bill 109 (2022). Further, as permitted by Bill 185 (2024), Planning Services is recommending the conditional Site Plan approval lapse three years from the date of conditional approval should a permit under the *Building Code Act* to implement the Site Plan approval not be issued.

Planning Services is satisfied that 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 matter made on or after October 20, 2024, regardless of when the application was received.

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;
- support the achievement of compact, transit-supportive communities and promote active transportation;
- maintain, restore, or, where possible, improve the ecological function of natural heritage systems; and
- collaborate with conservation authorities to identify hazardous lands and hazardous sites, and manage development in these areas.

The PPS also directs that natural features and areas shall be protected for the long term, and that Planning authorities shall plan for, protect, and preserve employment areas for current and future uses, and ensure the necessary infrastructure is provided to support current and projected needs.

Environmental Protection lands associated with the Pretty River are adjacent to the subject property to the west, and the property is almost entirely regulated by the

NVCA. The NVCA, as the regulatory authority on natural hazard matters, and Natural Resource Solutions Inc. (NRSI), as the Town's third-party peer reviewer for natural heritage matters, have reviewed the application.

The NVCA has confirmed the subject property is located outside of the Regional flood elevation of the Pretty River Floodway, and associated erosion hazard is not of concern due to the presence of the Pretty River flood control dike. The NVCA provided advisory comments to preserve the integrity of the dike, and the Site Plan Control Agreement will include special clauses to ensure these comments are addressed. Additionally, a portion of the riparian setback from the Pretty River, currently consisting of compacted gravel surfaces, is proposed to be revegetated and enhanced through the proposed development. NRSI is satisfied with the restoration works and subsequent 3-year monitoring period proposed.

Warehousing, including mini-storage warehousing, is consistent with uses associated with employment areas. Further, the road widening block to be conveyed to the Town may facilitate infrastructure improvements to support the future needs of the employment area. The subject property is within 400 metres of ten bus stops serviced by three routes, including the Simcoe County Linx route to Wasaga Beach, is connected to the Town's active transportation network on Hume Street and Raglan Street, and will provide bicycle parking on-site.

Based on the foregoing, Planning Services is satisfied that conditional approval of the Site Plan application would be 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 would represent an efficient use of land and services, noting no new servicing infrastructure is required to support the development. The proposed development would also facilitate the ecological restoration of lands adjacent to the Pretty River, thereby improving the conditions of a natural heritage feature. Additionally, it is connected to existing active transportation infrastructure, would provide appropriate bicycle parking facilities, is transit supportive, and would contribute toward the achievement of compact urban form.

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 2024 Official Plan. However, as this application was received and deemed complete prior to the 2024 Official Plan being approved (May 29, 2024), the proposed development was assessed for consistency with the 2004 Official Plan, as amended.

Schedule 'A' *Land Use Plan* designates the lands as Business Park

Schedule 'B' *Environmental Protection Natural Heritage Resource Areas*

identifies the lands as adjacent to Category 1 Valleylands and Fish Habitat associated with the Pretty River

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

Business Park Policies

The general intent of the Business Park sub-classification is to encompass light industrial activities where the predominant uses shall be for prestige industrial and office-based uses in a landscaped park-like setting. While outside storage is prohibited from the Business Park designation, existing mini-storage warehouses are permitted and may expand on their existing lots of record (Official Plan Amendment 13).

It is noted that Business Park uses are subject to high development standards, including well-designed landscaping treatment. The subject lands include an existing wood privacy fence and treed buffer along Raglan Street to screen the property. The proposed mini-storage building would represent an elevated development standard from the shipping containers which currently occupy the redevelopment area. Further, as part of Minor Variance PLCAMI2024494, the maximum height of any portable shipping containers located within 9.0 metres of Raglan Street was reduced to mitigate the visual impact to the street and is subject to maintaining the existing landscape buffer and privacy fence along Raglan Street.

Natural Hazards Policies

The floodplain associated with the Pretty River is managed using a two-zone approach, consisting of the floodway and flood-fringe. The subject lands are located within the flood-fringe, which permits industrial land uses subject to a number of standards including site plan control, an ecological restoration plan (ERP) for lands located within 30 metres of the stable top-of-bank of the Pretty River, and approval by the NVCA, as appropriate. Further, all development shall be setback a minimum of 30 metres from the stable top-of-bank.

An ERP, prepared by MTE Consultants (June 6, 2025) and subsequent addendum (September 23, 2025), was submitted in support of this application. The majority of the 30-metre riparian setback from the Pretty River currently consists of compacted gravel surfaces and have limited potential for ecological enhancement or restoration. However, approximately 950 m² (17%) of the redevelopment area has been identified as a restoration area, including the removal of unwanted vegetation, addition of topsoil, planting of a native prairie meadow seed mix, and planting of six trees and 18 shrubs. While a portion of the 30-metre riparian setback is proposed to remain gravel to facilitate site circulation, the restoration area extends beyond the 30-metre setback at the rear of the property in-lieu of the area to remain gravel (Figure 3). NRSI is satisfied with the ERP and has recommended an extended 3-year monitoring plan, which will be addressed through a special clause in the Site Plan Control Agreement. The entirety of the

Environmental Impact Study (EIS) to the satisfaction of the Town and the NVCA. In consideration of existing site conditions and the minor nature of the proposed development, an EIS was not requested in support of the application. It is noted that NRSI and the NVCA have reviewed this application and are satisfied there will be no negative impacts on the adjacent natural heritage feature. Further, the proposed development includes the ecological restoration of a portion of the riparian setback, which will be subject to a 3-year monitoring plan, which is a net improvement to the current conditions.

Road Widenings

In an area where site plan control is in effect, a landowner may be required to dedicate lands for the purposes of road widening.. Development Engineering has identified the need for a road widening along Raglan Street through this Site Plan Control application. The road widening requirement will be addressed through the Site Plan Control Agreement.

2024 Official Plan

On September 24, 2024, the County of Simcoe approved the Town's new Official Plan, subject to a 20-day appeal period.

While the policies pertaining to the Prestige Employment designation are presumed to be under appeal, Planning Services notes that mini-storage facilities utilized by the general public and outdoor storage and/or display of any equipment, items or goods, where visible from a Collector Road (Raglan Street, Hume Street) are specifically prohibited in the Prestige Employment designation. However, it is further noted that buildings and types of uses that they accommodate that were existing as of the date of approval of the 2024 Official Plan within the Prestige Employment designation may be recognized in the Zoning By-law and reconstruction or extensions on the existing lot of record may be permitted.

As this application was received prior to the approval of the 2024 Official Plan, the proposed development was assessed for consistency with the Town of Collingwood Official Plan (2004).

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 2010-40, as amended, zones the subject property Business Park Industrial Exception Five (M4-5). In addition to the uses permitted in the parent M4 zone, the M4-5 zone also permits a mini-storage warehouse and the use or temporary storage of portable storage (shipping) containers for warehousing purposes. The exception zone also prescribes minimum (35.0 m) and maximum (140.0 m) setbacks from Hume Street for portable storage containers, further restricting the area on the property which can contain portable storage containers.

Minor Variances

The maximum setback for portable storage containers from Hume Street has since been increased through two minor variance applications to accommodate additional space for portable storage containers on the subject property. Minor Variance D131617 was approved by the Committee of Adjustment on August 31, 2017 to increase the maximum setback from 140.0m to 166.0m, subject to the conditions of preserving the vegetative buffer strip abutting Raglan Street and the construction of a 2.4 m high privacy screen behind the vegetative buffer between the property's northern and southern entrances.

Minor Variance PLCAMI2024494 was approved by the Committee of Adjustment on April 24, 2025 to further increase the maximum setback from 166.0 m to 195.0 m, reduce the exterior side yard setback from 9.0 m to 3.0 m from the future exterior lot line created by the road widening, and to reduce the maximum height of portable storage containers from 15.0 m to 3.0 m within 6.0 m of the future exterior lot line created by the road widening. While portable storage containers are not proposed within the redevelopment area, the minor variance was required to bring the property into conformity with the Town's Zoning By-law, and to facilitate the

subject Site Plan Control application as existing portable storage containers within the redevelopment area were being relocated elsewhere on the property.

M4-5 Lot Provisions	Required	Existing Conditions	Proposed Development
Minimum Lot Area	2,000 m ²	17,700 m ²	-
Minimum Lot Frontage	30.0 m	30.6 m	-
Minimum Front Yard	9.0 m	25.3 m	-
Minimum Exterior Side Yard	9.0 m	0.5 m*	15.4 m
Minimum Interior Side Yard	4.5 m	4.5 m	18.0 m
Minimum Rear Yard	7.5 m	-	15.7 m
Maximum Height	15.0 m	6.0 m	6.0 m
Maximum Lot Coverage	50%	-	30%
Minimum Landscaped Open Space	15%	-	19%

* Existing single detached dwelling exterior side yard setback from the future exterior lot line created by the road widening.

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 and size of required parking, loading, and delivery spaces, number and size of entrances, and bicycle parking. The proposed development has been reviewed in the context of these provisions and satisfies those requirements.

A mini-storage warehouse requires two (2) parking spaces per 100 m² of gross floor area of an accessory office space, if any. As there is no accessory office space proposed, no parking is being provided. However, one (1) delivery space is being provided on the northern edge of the redevelopment area, and four (4) bicycle parking spaces are being provided adjacent to the northeast corner of the proposed building, satisfying the minimum requirements of the Town’s Zoning By-law. Further, the proposed development will utilize an existing entrance from Raglan Street, which conforms with the minimum non-residential entrance width.

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 is designed to meet or exceed a minimum standard set of guidelines for urban development form. Planning Services notes that exterior building design details such as building materials and colours are no longer subject to Site Plan Control per changes to the *Planning Act* as a result of Bill 23 (2022).

A conceptual rendering of a similar project was provided by the applicant as part of the Urban Design Brief submitted in support of the subject application (Figure 4). Planning Services finds the proposed design satisfactory, noting it represents an overall improvement to the existing site condition and the nature of the proposed use provides limited opportunities for active uses and/or public spaces. However, the preservation of the existing treed buffer abutting Raglan Street, protection of boundary trees along the rear property line, additional landscaping proposed adjacent to the rear property line, and introduction of an ecological restoration area along the Pretty River aim to enhance the interface of the proposed development with adjacent developments and the streetscape.



Figure 4: Conceptual rendering of mini-storage warehouse buildings for a similar project

Source: Zelinka Priamo Ltd. (March 22, 2024)

Snow storage areas are proposed in appropriate locations to the rear of the property where landscaping is not anticipated to be impacted, and meltwater will be directed away from the Pretty River. Dark sky compliant and appropriately scaled lighting has been proposed, including at each building entrance and to illuminate the bicycle parking area. While the vehicle circulation area is proposed to remain gravel, the bicycle parking area will be located on a raised concrete pad, protected by bollards.

The Town's Landscape Architect peer reviewer, SGL Planning & Design Inc., has estimated a 9.2% overall mature canopy coverage for the entire property, noting the six (6) trees proposed in the ecological restoration area contribute 0.5% toward this total. However, the trees proposed will provide approximately 12% canopy coverage to the redevelopment area. While Planning Services acknowledges this is well below the target of 30% canopy coverage, it is noted that the existing site surface conditions consist of compacted dirt and gravel, and the landscaping proposed is a significant improvement.

Planning Services opines the proposed development is acceptable in the context of the existing site conditions and applicable standards of the Town's UDM.

Site Plan Control Agreement

The Site Plan Control Agreement will include all standard clauses, including those that address utility provider requirements and construction management plans. Additionally, the following special clauses are proposed within the Site Plan Control Agreement:

- Road Widening: Pertains to the requirement of a 3 m road widening along Raglan Street to be conveyed to the Town.
- Pretty River Flood Control Dike: Pertains to the protection of the integrity of the Pretty River Flood Control Dike.
- Paving: Identifies that the Owner will not be required to pave the redevelopment area, unless specifically indicated on the approved Site Plans.
- Securities: Notes that securities will not be returned to the applicant until all portable storage containers are removed from the 30 m top-of-bank setback from

the Pretty River for the entirety of the property and the 3 m road widening has been conveyed to the Town.

- Ecological Restoration Plan: Pertains to an enhanced 3-year monitoring period for these plantings prior to the return of securities.

Basic Data Pertaining to the File:

Application Deemed Complete:	May 29, 2024
Town Solicitor:	Jean Leonard, Miller Thomson
Related Files:	D00823 (Pre-consultation) D131617 (Minor Variance) PLCAMI2024494 (Minor Variance)

Parties to the Agreement

- The Corporation of the Town of Collingwood
- Make Space Storage Inc.

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 **\$4,790.57** as a fee for the Town's Development Engineering Division's review of the proposal and the inspection of the site works is required.

Securities

- Securities in the amount of **\$159,685.55**, 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 difference between the pre- and post-development 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.

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 Control application be approved subject to the conditions outlined in Appendix 'A', including payment of the necessary fees and securities and 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 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.

The following supporting documents were provided with the application, updated, amended, confirmed, and/or reviewed by the applicable experts:

- Stage 1-2 Archaeology Assessment [New Era Archaeology] [April 26, 2024; August 15, 2024]
- Tree Preservation Report [Ron Koudys Landscape Architects Inc.] [May 17, 2024; September 30, 2025]

- Tree Preservation and Landscape Plans [Ron Koudys Landscape Architects Inc.] [May 17, 2024; June 27, 2025; October 17, 2025; December 4, 2025; December 17, 2025]
- Ecological Restoration Plan [MTE Consultants] [June 6, 2025; September 23, 2025]
- Conceptual Floor Plan [Trachte Building Systems, Inc.] [January 26, 2024]
- Photometric Plan [MTE Consultants] [March 15, 2024; October 10, 2024; November 10, 2025]
- Engineering Plans, including Existing Conditions and Removals, Site Grading, Site Servicing, Sediment Control, and Construction Notes and Details [MTE Consultants] [March 15, 2024; October 10, 2024; October 16, 2025; December 16, 2025]
- Phase I Environmental Site Assessment [Pinchin] [April 1, 2021]
- Phase II Environmental Site Assessment [Pinchin] [May 7, 2021]
- Site Plan [Zelinka Priamo Ltd.] [March 2024, September 2024; September 2025; November 2025; December 2025]
- Plan 51R-44400 [MTE Consultants] [December 19, 2023]
- Stormwater Management Report [MTE Consultants] [March 15, 2024; October 8, 2024; October 16, 2025]
- Traffic Impact Memo [RC Spencer Associates Inc.] [April 17, 2024]
- Urban Design Brief [Zelinka Priamo Ltd.] [March 22, 2024]

Third-party peer reviews were undertaken for landscaping and natural heritage matters.

The following peer review responses were provided:

- Site & Landscape Review [SGL Planning & Design Inc.] [June 19, 2024; August 5, 2025; December 10, 2025]
- Natural Heritage Review [Natural Resource Solutions Inc.] [September 10, 2024; August 7, 2025; November 21, 2025]

The Huron-Wendat Nation also reviewed the Stage 1-2 Archaeological Assessment, and provided comments on July 5, 2024 requesting revisions to the report, and

confirmed on September 4, 2025 that the adjustments made to the report were satisfactory.

Staff Report No. PDA2026-01 was forwarded to Department Heads for feedback on January 12, 2026 and the content of this report responds to the feedback received.

4. Applicable Policy or Legislation

- *Planning Act* (1990, as amended);
- Provincial Planning Statement (2024);
- Simcoe County Official Plan (2016, as amended);
- 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: No net effect on climate change/sustainability

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:

Rights of Indigenous Peoples ([UNDRIP](#)):

This application was circulated to Indigenous Communities known to have an interest in Collingwood development proposals.

Next steps and future action required following endorsement:

- Owner satisfaction of conditions
- Issuance of a Final Site Plan Approval Certificate

6. Appendices and Other Resources

Appendix A: Decision Sheet and Conditions

Appendix B: Site Plan Drawings

7. Approval

Prepared By:

Beckett Frisch, RPP, MCIP

Reviewed By:

Lindsay Ayers, RPP, MCIP