

Staff Report PDA2026-03

June 12, 2026

Committee N/A

Council N/A

Amendments ☐

Submitted To: Summer Valentine, Director, Growth and Development
Submitted By: Lindsay Ayers, Manager, Planning
Prepared By: Erica Rose, Community Planner
Subject: Conditional Approval of a Site Plan – 555 Tenth Line
(Redevelopment of an Existing Concrete Mixing Plant)
Town File Number PLSPMI2025258

Recommendation

THAT Staff Report PDA2026-03 “Conditional Approval of a Site Plan – 555 Tenth Line (Redevelopment of an Existing Concrete Mixing Plant)”, dated June 12, 2026, be received;

AND THAT Site Plan Application File PLSPMI2025258 be approved subject to the conditions outlined in Appendix ‘A’;

AND THAT this conditional site plan approval shall lapse three years from the date that the conditional approval was issued, should a permit under the *Building Code Act* to implement the Site Plan not be issued.

Amendments

None.

1. Executive Summary

This Report provides the Director, Growth and Development, with the analysis and recommendations regarding a proposed Site Plan and related Site Plan Control Agreement to facilitate the redevelopment of an existing concrete mixing plant facility at

the property municipally addressed as 555 Tenth Line. The proposal would demolish the existing concrete mixing plant and replace it with a new facility that incorporates new technologies and efficiencies to improve overall site processes and would include a new control room/office, 6 bulk storage bins, 3 bulk storage silos, new process water basins, an accessory staff lunchroom building, and employee and visitor parking. Associated site works include formalized vehicle entrances from Tenth Line, as well as enhanced landscaping along Tenth Line, the existing stormwater management pond and proposed parking area. The proposal also involves improvements to an existing stormwater management pond located at the north end of the property that extends onto Town-owned property to the east. The execution of an Encroachment Agreement with the Town is a recommended condition of approval to facilitate the required offsite works.

Based on the land-use planning analysis and the Town's development review process, Planning Services confirms that the submitted documents and plans illustrate proposed uses and associated site works that are in conformity to, or consistent with, the relevant land use planning instruments. It is therefore recommended that the Site Plan be approved subject to the conditions outlined in Appendix 'A', including resolution of all outstanding minor technical comments from the County of Simcoe, Town Departments and third-party peer reviewers, confirmation and receipt of the amended Environmental Compliance Approval (ECA) by the Ministry of Environment, Conservation and Parks (MECP), confirmation and receipt of a D-4 Development Agreement between the property owner and the County of Simcoe that is registered on title, confirmation and receipt of an Encroachment Agreement between the property owner and the Town to the satisfaction of Senior Town Administration and the Town Solicitor, removal of the Holding (H) provision applied to the subject property, payment of the required fees and securities for the site works, and the execution of 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 attached to this Report as Appendix 'B' in support of the recommendation.

2. Analysis

Background

The Owner, Amrize Canada Inc., has made an application to the Town for a Site Plan to facilitate the redevelopment of an existing concrete mixing plant facility at 555 Tenth Line. Given the age of the existing facility, there is no Site Plan Control Agreement registered on title to the subject property.

Property Description

Per Figure 1, the subject property is located on the east side of Tenth Line just north of the Tenth Line and Mountain Road intersection and is municipally addressed as 555 Tenth Line. The property is rectangular in shape and has an area of approximately 2.0 hectares (4.9 acres) with approximately 165 metres of frontage on Tenth Line. The current use of the property is for an existing concrete mixing plant facility operated by Amrize Canada Inc. (formerly LaFarge Canada Inc.). A stormwater management pond (SWM pond) is located on the subject property, which extends onto Town-owned lands to the east. Lands surrounding the subject property include the Town of Collingwood Public Works and Parks, Recreation and Culture buildings/yards and the Georgian Triangle Humane Society to the north, a Town-owned SWM pond to the east, self-storage facilities to the south, and residential lands including one existing single-detached dwelling and the Panorama North Draft Approved Plan of Subdivision to the west.



Figure 1: 2025 aerial image of the subject property
Source: Simcoe County GIS

Proposal

Per Figure 2, the proposal is to demolish the existing concrete mixing plant and replace it with a new facility that incorporates new technologies and efficiencies to improve overall site processes, including a new control room/office, 6 bulk storage bins, 3 bulk storage silos, new process water basins, a staff lunchroom building, and employee and visitor parking and associated site works. The main building is proposed to have a Gross Floor Area (GFA) of approximately 174 m² and the staff lunchroom building is proposed to have a GFA of approximately 21 m². The main facility is proposed to be located near the southeast corner of the site with proposed employee and visitor parking to the west. The existing SWM pond in the north is proposed to be maintained. Enhanced landscaping is proposed primarily along the street frontage of Tenth Line including an 8.0 m wide vegetation buffer. Additional landscaping is also proposed along the southern boundary of the SWM pond, the passenger parking area, and along

a concealed outdoor garbage enclosure. An outdoor gathering space is proposed adjacent to the staff lunchroom building which includes an outdoor lunch table and bicycle rack that can accommodate up to four (4) bicycles at any given time.

The proposal also includes external works on the Town-owned lands to the east to improve the existing stormwater management outlet. These works would extend access from the subject property to the adjacent eastern lands for maintenance purposes, as well as install stormwater management outlet controls, including headwalls and storm pipes.

The Site Plan drawings are appended to this Report as Appendix 'B', noting that minor revisions are anticipated once outstanding technical comments are resolved.

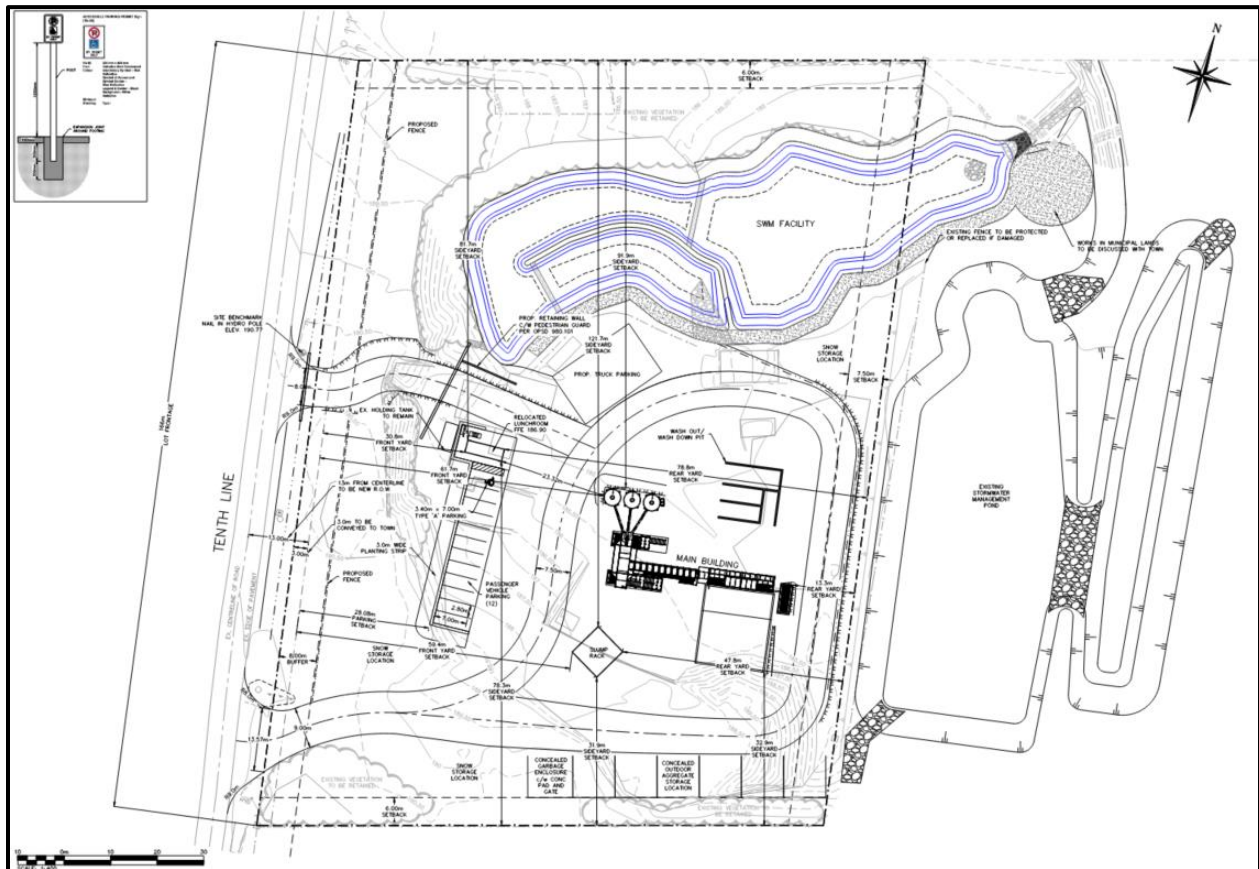


Figure 2: Proposed Site Plan showing the overall site layout

Source: Crozier Consulting Engineers

Water and Wastewater Capacity Allocation

A Functional Servicing Report (FSR), prepared by C.F. Crozier & Associates Inc., was submitted in support of the proposed development. The FSR confirms the subject property is serviced by municipal water and wastewater servicing, and the proposed development would connect to the existing watermain and sanitary service along Tenth Line.

Section A6 of the Town's Servicing Capacity Allocation Policy (SCAP), as amended, states that the Allocation Policy does not apply to applications where a proposal is for the demolition and re-build of a legally existing building or structure, or where the servicing capacity allocation required to support the site plan is 10 Single-Dwelling Unit Equivalents (SDUs) or less. As the proposed development involves the demolition and rebuild of an existing use that will continue to serve the same purpose, and since water usage is not anticipated to increase for the proposed plant operations, Development Engineering staff have confirmed that the projected flows and SDU's remain unchanged from current conditions and no increase in allocation is required.

Planning Analysis

The analysis section of this Report provides a review of the proposed Site Plan and the associated Site Plan Control Agreement relative to the planning policy framework and regulatory instruments as follows:

Matters of Provincial Interest

The *Planning Act* provides that Council in carrying out their responsibilities under the *Act* shall have regard to matters of provincial interest. Planning Services is satisfied that the proposed development has regard to the applicable matters of provincial interest and, more specifically, supports the following principles:

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

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

- (h) the orderly development of safe and healthy communities;*
- (k) the adequate provision of employment opportunities;*
- (o) the protection of public health and safety;*
- (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.*

The Site Plan application was received after July 1, 2022, and therefore the Director, Growth and Development, or their designate, is the approval authority for site plans in accordance with the legislative changes to the *Planning Act* in Provincial Bills 109 and 23. The provisions of Section 41 of the *Planning Act* have been accounted for in the review and processing of this application.

Planning Services is satisfied that the proposed development complies with the applicable provisions of the *Planning Act*.

Provincial Planning Statement (2024)

Section 3 of the *Planning Act* requires decisions affecting planning matters to be consistent with the policy statements issued under the Act. The Provincial Planning Statement (PPS) came into effect on October 20, 2024 and applies to all land use planning decisions made after the effective date, regardless of when an application is submitted.

The PPS states that Settlement Areas shall be the focus of growth and development. Development within Settlement Areas shall be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned

infrastructure, support active transportation, and are transit and freight supportive. The Town of Collingwood is a Settlement Area in the County of Simcoe Official Plan. The proposed development would contribute to the Town's employment sector by providing an upgraded concrete mixing plant facility in an industrial area that would be connected to full municipal services. The subject property is also located on a Collector Road within a 215-metre radius of a Collingwood transit route with multiple transit stops located at the Tenth Line and Mountain Road intersection.

The PPS also states that planning authorities shall support general intensification to support the achievement of complete communities. The PPS identifies that complete communities shall be supported by accommodating an appropriate range and mix of land uses, transportation options with multimodal access, and employment, improve accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society, and improve social equity and overall quality of life for people of all ages, abilities, and incomes. The subject property is located in an area with a mix of industrial, commercial and future residential developments and is situated along a Collector Road having access to a variety of transportation options.

The PPS also states that planning authorities shall promote economic development and competitiveness by providing for an appropriate mix and range of employment uses to meet long-term needs, provide opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and encourage intensification of employment uses to support the achievement of complete communities. The subject property is within an Employment Area and the proposed redevelopment of the existing industrial use represents intensification of an employment use and contributes to the Town's economic base.

The PPS also provides policies for the Wise Use and Management of Resources, including natural heritage features. It is a requirement of the PPS that natural features be protected for the long term, and the ecological function and biodiversity of natural heritage systems should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas. The

northwest corner of the subject property is within the Adjacent Lands Overlay of the Town's Official Plan, which is applied to lands that are within a 90-metre radius of Environmental Protection lands. The designated Environmental Protection lands are located west of Tenth Line. In consideration that the majority of the subject property is comprised of an existing concrete mixing plant facility and the proposed redevelopment is located entirely within a previously cleared and developed area, an Environmental Impact Study was not required in support of the proposed redevelopment.

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

County of Simcoe Official Plan

The subject property is designated 'Settlement' within the County of Simcoe Official Plan. The County of Simcoe Official Plan contains policies relating to the orderly development of those areas that are designated as Settlement, and in particular, an emphasis on development directed to Primary Settlement Areas. The Town of Collingwood is identified as a Primary Settlement Area.

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

- Direction of a significant portion of growth and development to settlements where it can be effectively serviced, with particular emphasis on primary settlement areas;
- Enabling and managing resource-based development including agriculture, forestry, aggregates, and tourism and recreation;
- Protection and enhancement of the County's natural heritage system and cultural features and heritage resources, including water resources; and
- Development of communities with diversified economic functions and opportunities, and a diverse range of housing options.

The County's Official Plan identifies that a wide range of land uses in Settlements provides an opportunity for people to live, work, shop and find recreation in one compact community and that Primary Settlement Areas are required to develop as

complete communities. Furthermore, the Plan states *‘Intensification, or directing of development to the built-up area and serviced areas within settlement areas, contributes to compact development form’* and *‘...local municipalities shall promote and facilitate intensification and efficient use of land in built-up areas...’*

The Plan recognizes the need to enable and encourage the development of a wide range of business and employment opportunities to meet the needs of a growing population and changing global economics. The Simcoe County Official Plan policies provide for and encourage multi-use development and expansion of employment opportunities to help achieve complete communities. The proposal would facilitate industrial redevelopment that represents an efficient use of land and services. 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 would contribute towards the achievement of complete communities, compact urban form, and continued economic development in the Town of Collingwood and conforms to the general intent and purpose of the County of Simcoe Official Plan. The subject application was circulated to the County of Simcoe which raised no conformity concerns with the County Official Plan. However, County staff noted that the applicant is required to submit a D-4 Study and enter into a development agreement with the County. A D-4 Study was submitted in support of the proposed development and circulated to the County for review. A recommended condition of Site Plan approval is that the owner enter into a development agreement with the County of Simcoe and that said agreement is registered on title.

Town of Collingwood Official Plan (2024)

- | | |
|--------------|---|
| Schedule “1” | <i>Growth Management Plan</i> identifies the subject property within an Employment Area and the Built-Up Area Boundary; |
| Schedule “2” | <i>Land Use Plan</i> designates the subject property General Employment; |

- Schedule “3” *Natural Heritage System* identifies the subject property partially within the Adjacent Lands Overlay;
- Schedule “4” *Waste Management/Sourcewater Protection* identifies the subject property partially within a Highly Vulnerable Aquifer (NVCA Jurisdiction) and entirely within a Waste Management (D4) Assessment Area;
- Schedule “6” *Roads Network* identifies Tenth Line as a Collector Road.

General Employment Policies

The subject property is designated General Employment per Schedule 2 of the Town’s Official Plan. This designation is within the Town’s Employment Lands, which are expected to accommodate employment opportunities with a clear focus on heavy and light industrial uses and accessory office uses. Under the General Employment designation, uses are intended to be more industrial in nature, including manufacturing, processing and assembly operations and ancillary offices that are specifically related to the principal use. As such, the proposed concrete mixing plant represents a permitted use.

General Employment uses are subject to high development standards including the protection of sensitive land uses, land use compatibility, design, storage, parking and municipal services. As outlined further in the Urban Design section of this Report, an Urban Design Brief and Landscaping Plan were submitted in support of the proposed development and were reviewed in the context of the Town’s Urban Design Manual (UDM) to ensure that high quality urban design in the context of the proposed industrial development was achieved. The proceeding sections also touch on sensitive land uses and compatibility.

The Waste Disposal (D-4) Assessment Area Overlay

The subject property is located within the Waste Disposal (D4) Assessment Area Overlay per Schedule 4 of the Town’s Official Plan. The intent of this overlay is to identify lands within the vicinity of active and inactive solid waste management and/or waste disposal sites where landfilling-related impacts may be present and have the

potential to negatively influence future land use activities. Development may be permitted on lands in this overlay in accordance with the underlying land use designation(s), subject to the findings of a D-4 Assessment prepared in accordance with Provincial guidelines.

A D-4 Study, prepared by C.F. Crozier & Associates Inc., dated March 2025, was submitted in support of the subject application and reviewed by the County of Simcoe. A peer review was subsequently completed by WSP Canada Inc, dated March 27, 2026, which concluded that the proposal effectively addresses the potential impacts of landfill gas migration and ground and surface water contamination due to the proximity of the Collingwood Landfill Site. However, it was noted that the D4-Study does not directly address potential impacts from odour, litter, contaminant discharges from associated vehicular traffic, visual impact, dust, noise, other emissions, fires, etc. The County has requested a condition of Site Plan approval requiring the owner to enter into a D-4 Development Agreement with the County of Simcoe prior to final Site Plan approval. Accordingly, this has been included as a recommended condition of Site Plan Approval, as outlined in Appendix 'A', which will also address the outstanding technical matters noted above.

The Adjacent Lands Overlay

The northwest corner of the subject property is located within the Adjacent Lands Overlay per Schedule 3 of the Town's Official Plan with Environmental Protection lands located west of Tenth Line. Lands within this overlay are identified due to their proximity to the Natural Heritage System and Environmental Protection designation. Adjacent Lands may have ecological functions or linkages that are important to the long-term health of the features and functions of the Natural Heritage System. Proposed development within the Adjacent Lands overlay typically triggers the requirement for an Environmental Impact Study (EIS).

Where an application for development or redevelopment within the Adjacent Lands Overlay is minor in nature, the Town may scope or waive the requirements for an EIS. In consideration that the majority of the subject property is comprised of an existing

concrete mixing plant facility and the proposed redevelopment is located entirely within a previously cleared and developed area, an EIS was not required in support of the proposed redevelopment.

Based on the foregoing, Planning Services is satisfied that the proposed development is consistent with the Town's 2024 Official Plan.

Town of Collingwood Zoning By-law 2010-040

The Town of Collingwood Zoning By-law 2010-040, as amended, zones the subject property Holding One General Industrial [(H1) M2]. The M2 Zone permits a range of industrial uses, including concrete mixing plants.

The H1 Holding Zone symbol requires the following to be satisfactorily addressed:

- 1) *The completion of a D4 study acceptable to the appropriate approval authority prior to development occurring. This study will be completed pursuant to the D4 Guidelines of the Ministry of the Environment or any additional or replacement guidelines instituted by the Ministry for such lands and an agreement with the appropriate authority to assure the implementation of any recommendations in the study. For the purposes of this provision the term “development” shall mean the creation of a new lot, a change in land use, or the construction of buildings requiring approval under the Planning Act, except for those applications that require only a minor variance.*

Accordingly, it is a recommended condition that a future Zoning By-law Amendment to remove the H1 provision shall be required prior to final Site Plan approval.

Compliance with the M2 Zone provisions for the proposed development is outlined in the table below:

Table 1: Zoning Conformity		
M2 Zone Provisions	Required	Provided
Minimum Lot Area (m ²)	3,000	20,060
Minimum Lot Frontage (m)	30.0	165.0

Table 1: Zoning Conformity		
M2 Zone Provisions	Required	Provided
Minimum Front Yard (m)	12.0	30.8
Minimum Interior Side Yard (m)	6.0	31.9
Minimum Rear Yard (m)	7.5	13.3
Maximum Height (m)	15.0	14.6
Maximum Lot Coverage	50%	4.4%
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 provisions and satisfies those requirements.

A total of twelve (12) parking spaces are proposed (6 required), including one (1) Type 'A' van accessible space. Four (4) bicycle parking spaces are also proposed.

Two (2) formalized entrances are proposed from Tenth Line, which will significantly improve the existing access to the property. Currently, the property lacks a defined vehicular entrance, with the majority of the frontage consisting of open gravel. The proposed entrances will establish clearly delineated access points and contribute to a more orderly and attractive streetscape along Tenth Line.

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-laws 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.

An Urban Design Report, including 3D Renderings, architectural drawings and landscape plans, were submitted in support of the application. Figures 3 and 4 depict a number of building renderings as shown from the front and rear facades. Town staff and the Town's third-party Landscape Architect peer reviewer, R.J. Burnside, reviewed the proposed design, including landscaping, hardscaping, active transportation connections, and outdoor amenity areas. Planning Services finds the proposed development satisfactory and 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.



Figure 3: 3D Rendering of the front façade facing Tenth Line

Source: Not specified



Figure 4: 3D Rendering of the rear façade facing the south property line

Source: Not specified

A Landscape Plan, prepared by C.F. Crozier & Associates Inc., was also submitted in support of the proposed development and has been reviewed against the policies of the Town's UDM. Per Figure 5, enhanced landscaping is proposed primarily along the frontage of Tenth Line, including an 8.0 m wide vegetation buffer, as well as along the southern boundary of the SWM ponds, the employee and visitor parking area and the concealed garbage enclosure. An overall tree canopy coverage of approximately 23.4% at maturity is proposed which is short of the Town's UDM goal of 30% canopy coverage, but does represent an overall improvement of the existing tree canopy coverage. Based on existing site conditions and the nature of the proposed industrial development, Planning Services finds the proposed landscaping improvements to the subject property, particularly along the Tenth Line streetscape, to be acceptable.



Figure 5: Landscape Plan
Source: Crozier Consulting Engineers

The proposed development includes an outdoor lunch table adjacent to the staff lunchroom building, which would serve as a small outdoor amenity area for employees. While this does not meet the minimum 16 m² of outdoor amenity space required by the UDM, in the context of this industrial development and in consideration that an outdoor eating area represents an improvement over existing site conditions, Planning Services finds the proposal acceptable.

The proposed development also includes one (1) snow storage area at the northeast corner of the site, adjacent to the SWM pond. Planning Services and the Town's Landscape Architect peer reviewer have encouraged the applicant to seek an alternative location that is less likely to have a negative impact on the existing SWM pond. It is anticipated that this outstanding technical comment will be addressed prior to final Site Plan Approval.

The proposed development was extensively reviewed in the context of the applicable standards of the Town's UDM and found to be acceptable and desirable for this location.

External Services on Town-Owned Lands

Per Figure 6, external works are proposed on Town-owned lands located at 14 Greco Court, immediately to the east of the subject property, to facilitate upgrades to the existing stormwater management infrastructure. The proposed external works include an extended maintenance access from the subject property to the Town-owned lands to ensure access for future inspection, maintenance, and operational activities associated with the stormwater outlet infrastructure. In addition, the works would involve the installation of stormwater management outlet control measures, including headwalls, storm sewer piping, and associated drainage infrastructure. Development Engineering staff have reviewed the proposed development and advised that the applicant will be required to enter into an Encroachment Agreement with the Town for the proposed external works on Town-owned lands. This requirement is a recommended condition of Site Plan Approval, and an Encroachment Agreement application has been submitted and is currently under technical review.

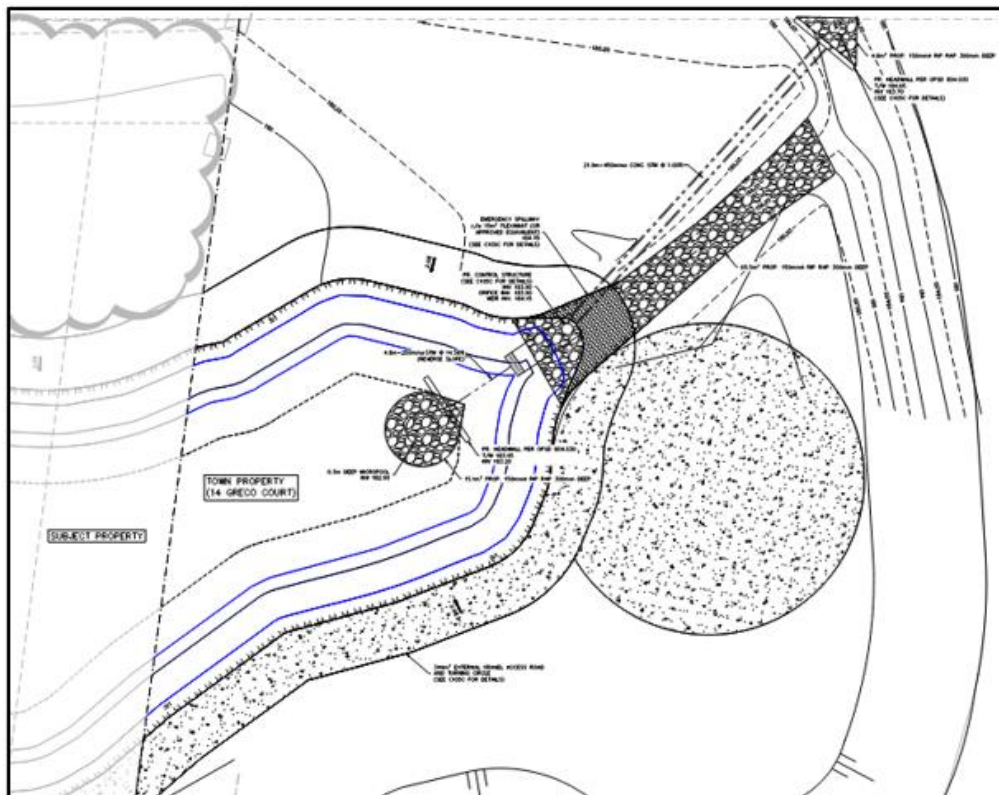


Figure 6: External works proposed at 14 Greco Court
Source: Crozier Consulting Engineers

Environmental Compliance Approval (ECA)

Given the nature of the proposed development, Environmental Compliance Approval (ECA) from the Ministry of the Environment, Conservation and Parks is required to establish certain permissions for the proposed concrete mixing plant facility. Accordingly, this requirement is included as a recommended condition of Site Plan Approval.

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 utility provider requirements and construction management plans. There are several special clauses proposed within the Site Plan Control Agreement related to the D-4 Study and associated Development Agreement with the County of Simcoe, including the proposed external works and associated Encroachment Agreement with the Town, and the requirement for a 3-metre road widening along Tenth Line to be conveyed to the Town.

Basic Data Pertaining to the File:

Application Deemed Complete:	September 15, 2025
Town Solicitor:	Jean Leonard, Miller Thompson
Related Files:	PLPCF2024322 (Pre-Consultation)

Parties to the Agreement

- The Corporation of the Town of Collingwood
- Amrize Canada 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. Payment of a fee for the Town's Development Engineering Division's review of the proposal and inspection of the site works equivalent to 3% of the cost of all works or a minimum of **\$4,080.00** is required.

Securities

- Securities calculated based on the final cost estimate and representing the total security value for this project is required for the site works.

Insurance

- A general comprehensive liability insurance certificate in the amount of **\$5,000,000.00** is required, and the Town will need to be listed as an insured.

Cash-in-lieu of Parkland Dedication

- A payment for cash-in-lieu of parkland dedication equal to two percent (2%) of the difference between the appraised value of the lands before the commencement of the proposed new development (the Pre-Development Value) and the estimated value of the lands with the new development completed (the Post-Development Estimate) is required prior to issuance of the first building permit. The appraisal and estimate to determine the Pre-Development Value and

the Post-Development Estimate are to 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 uses 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 proposed uses and associated site works that are in conformity to, or consistent with, the relevant land use planning instruments. It is therefore recommended that the Site Plan be approved subject to the conditions outlined in Appendix 'A', including resolution of all outstanding minor technical comments from the County of Simcoe, Town Departments and third-party peer reviewers, confirmation and receipt of the amended Environmental Compliance Approval (ECA) by the Ministry of Environment, Conservation and Parks (MECP), confirmation and receipt of a D-4 Development Agreement between the property owner and the County of Simcoe that is registered on title, confirmation and receipt of an Encroachment Agreement between the property owner and the Town to the satisfaction of Senior Town Administration and the Town Solicitor, removal of the Holding (H) provision applied to the subject property, payment of the required fees and securities for the site works, and the execution of 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:

- Civil Drawing Set [C.F. Crozier & Associates Inc.], [June 2025, last revised May 2026]
- Landscape Plans [C.F. Crozier & Associates Inc.], [July 2025, last revised May 2026]
- Photometric Plans [C.F. Crozier & Associates Inc.], [July 2025, last revised December 2025]
- 3D Renderings [no author], [no date]
- Vehicle Maneuvering Analysis [C.F. Crozier & Associates Inc.], [August 2025]
- Urban Design Report [Loft Planning Inc.], [July 2025, last revised January 2026]
- Servicing and Stormwater Management Implementation Report [C.F. Crozier & Associates Inc.], [June 2025, last revised May 2026]
- D-4 Assessment [C.F. Crozier & Associates Inc.], [March 24, 2025]
- Letter to Town re: Guideline D-6 Study [BCX Environmental Consulting], [March 4, 2025]
- Environmental Compliance Approval [Ministry of the Environment and Climate Change], [November 2017]
- Appraisal of a Property located at 555 Tenth Line [Stewart & Milhausen], [February 28, 2025]
- Articles of Incorporation [Innovation, Science and Economic Development Canada], [June 20, 2025]
- Certificate of Insurance [AON Reed Stenhouse Inc.], [December 17, 2024, last revised June 19, 2025]

- Landscape Opinion of Probable Costs [C.F. Crozier & Associates Inc.], [July 7, 2025, last revised May 28, 2026]
- Securities Estimate [C.F. Crozier & Associates Inc.], [June 6, 2025, last revised May 15, 2026]
- Construction Management Plan [C.F. Crozier & Associates Inc.], [May 2026]

Technical comments were received from the following external agencies in response to the subject application:

- County of Simcoe [September 30, 2025, last revised March 31, 2026]
- Nottawasaga Valley Conservation Authority [October 7, 2025]
- Enbridge [September 23, 2-25]
- Hydro One [October 2, 2025]

Third-party peer reviews were completed for landscaping and D-4 Study matters, and the following peer review responses were provided:

- Landscape Architecture [R.J. Burnside], [October 2025, last revised June 2026]
- D-4 Study [WSP Canada Inc.], [March 2026]

Staff Report PDA2026-03 was forwarded to Department Heads for feedback on May 5, 2026, 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 (2024);
- Town of Collingwood Zoning By-law 2010-040 (2010, as amended);
- Town of Collingwood Site Plan Control By-law 2010-082 (2010, as amended); and
- Town of Collingwood Urban Design Manual (2010).

5. Considerations

2024-2028 Community Based Strategic Plan: Advances pillar(s) below:

☒ Sustainable ☐ Connected ☒ Vibrant ☐ Responsible

☐ Services adjusted if any Not Applicable

☒ Climate Change / Sustainability: Positive impact on climate change/sustainability (decreases GHG emissions)

The proposal furthers the buildout and intensification of serviced land within the Town's built boundary contributing to a complete community.

☒ Communication / Engagement: Public Engagement has occurred

The proposed development was published on the Development Activity layer of the Town's Land Use Planning Interactive Map and posted on the Town's website.

☒ Accessibility / Equity, Diversity, Inclusion: Other:

The proposed development has been reviewed in the context of AODA regulations.

☐ Registered Lobbyist(s) relating to content: Not Applicable.

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

The application was circulated to First Nations and Metis known to have an interest in Collingwood development proposals.

Next steps and future action required following endorsement:

- Owner satisfaction of conditions;
- Subject to the above, execution of a Site Plan Control Agreement; and
- Future Removal of Holding (H) Zone application.

6. Appendices and Other Resources

Appendix A: Decision Sheet and Conditions

Appendix B: Site Plan Drawings

7. Approval

Prepared By:

Erica Rose, Community Planner, RPP, MCIP

Reviewed By:

Lindsay Ayers, Manager, Planning, RPP, MCIP