Staff Report PDA2026-09

October 27, 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 – 876 Hurontario Street (Erie Street Dental Office Relocation) Town File PLSPMI2026233

Recommendation

THAT Staff Report PDA2026-09 "Conditional Approval of a Site Plan – 876 Hurontario Street (Erie Street Dental Office Relocation) – Town File PLSPMI2026233", dated October 27, 2026, be received;

AND THAT Site Plan Application File PLSPMI2026233 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 relocation and expansion of an existing local medical (dental)

office (Erie Street Dental). The proposed redevelopment would involve the conversion and expansion of an existing single-detached residential dwelling into a medical (dental) office with associated vehicle and bicycle parking, outdoor amenity space, pedestrian walkways and landscaping at the property municipally addressed as 876 Hurontario Street.

A Deeming By-law application (PLDM2026232) was submitted concurrently with the Site Plan Control application to merge three parcels of land comprising the subject property into one parcel to facilitate the proposed redevelopment. The Deeming By-law was approved by the Director, Growth and Development, on September 14, 2026 under delegated authority and subsequently enacted and passed by Council on September 28, 2026. Further, the Deeming By-law was registered with the Land Registry Office on October 8, 2026 under Instrument No. SC2234658. Details of the Deeming By-law application can be found in Report PDA2026-07.

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 resolution of all outstanding minor technical comments from Town Departments to the satisfaction of Senior Town Administration, receipt of water profiling for the proposed upgraded water service to the satisfaction of Senior Town Administration, 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, 1001477179 Ontario Inc., has made an application for a Site Plan to facilitate the relocation and expansion of an existing local medical (dental) office (Erie Street Dental). The proposed redevelopment would involve the conversion and expansion of an existing single-detached residential dwelling into a medical (dental) office with associated vehicle and bicycle parking, outdoor amenity space, pedestrian walkways and landscaping.

A Deeming By-law application (PLDM2026232) was submitted concurrently with the Site Plan Control application and approved by the Director, Growth and Development, on September 14, 2026 under delegated authority and the Deeming By-law was subsequently enacted and passed by Council on September 28, 2026. Details of the Deeming By-law application can be found in Report PDA2026-07.

Property Description

Per Figure 1, the subject property is located on the west side of Hurontario Street, north of Poplar Sideroad, and is municipally addressed as 876 Hurontario Street. The property is irregularly shaped and has an area of approximately 0.35 hectares (0.86 acres) with approximately 57.0 metres of frontage on Hurontario Street. The subject property is legally described as follows:

> **PIN 58261-0232:** PT JAMES ST PL 334 NOTTAWASAGA PT 4, 51R12192, CLOSED BY RO818281; COLLINGWOOD
>
> **PIN 58261-0234:** PT JAMES ST PL 334 NOTTAWASAGA, PT 5, 51R12192, CLOSED BY RO818281; COLLINGWOOD
>
> **PIN 58261-0251:** PT BLK M PL 334 NOTTAWASAGA AS IN RO198192; COLLINGWOOD



Figure 1: 2025 Aerial Image of the Subject Property
Source: Simcoe County GIS Maps

The property currently contains a single-detached dwelling and has one entrance off Hurontario Street. Surrounding land uses include Mixed-Use Corridor I lands, including a multi-unit commercial building to the north and MacEwen gas station and Tim Horton's restaurant to the south and west, and Mixed-Use Corridor I and II lands including the future Gateway mixed-use development site to the east.

Proposal

Per Figure 2, the proposal would convert and expand the existing single-detached residential dwelling into a medical (dental) office with associated vehicle and bicycle parking, outdoor amenity space, pedestrian walkways and landscaping. The existing single-detached dwelling is one-storey. The proposed redevelopment would add a second storey to accommodate additional staff resources including a boardroom, offices, and other associated spaces. Once converted and expanded, the building would have a Gross Floor Area (GFA) of approximately 340 m^2.

The dental office would be accessed by the existing entrance off Hurontario Street, which is required to be widened to meet the Town's minimum non-residential entrance width requirements. A Traffic Impact Brief, prepared by Tatham Engineering, was submitted in support of the proposed redevelopment and confirms that the proposal is

not anticipated to have any material impact on the traffic operations of Hurontario Street and was deemed satisfactory by the Town's Development Engineering Division.

Minimal landscaping currently exists on the subject property. Landscaping improvements are proposed along the frontage of Hurontario Street, including one 2-metre wide planter bed south of the main entrance and one 3-metre wide planter bed north of the main entrance. Landscaping is also proposed along the rear of the property and around the perimeter of the rear parking lot. An outdoor amenity space of approximately 7 m^2 is also proposed adjacent to the main entrance which includes a bench and four (4) bicycle parking spaces.

A total of eighteen (18) parking spaces is proposed onsite, with the majority of the parking spaces located at the rear of the building. Three (3) parking spaces, including one (1) Type 'A' van accessible parking space, are provided at the front of the building. Multiple pedestrian pathways are also proposed, including one that connects the existing multi-use pathway along Hurontario Street to the front parking lot and another that wraps around the building to improve connectivity throughout the site.

The Site Plan drawings are appended to this Report as Appendix 'B'.

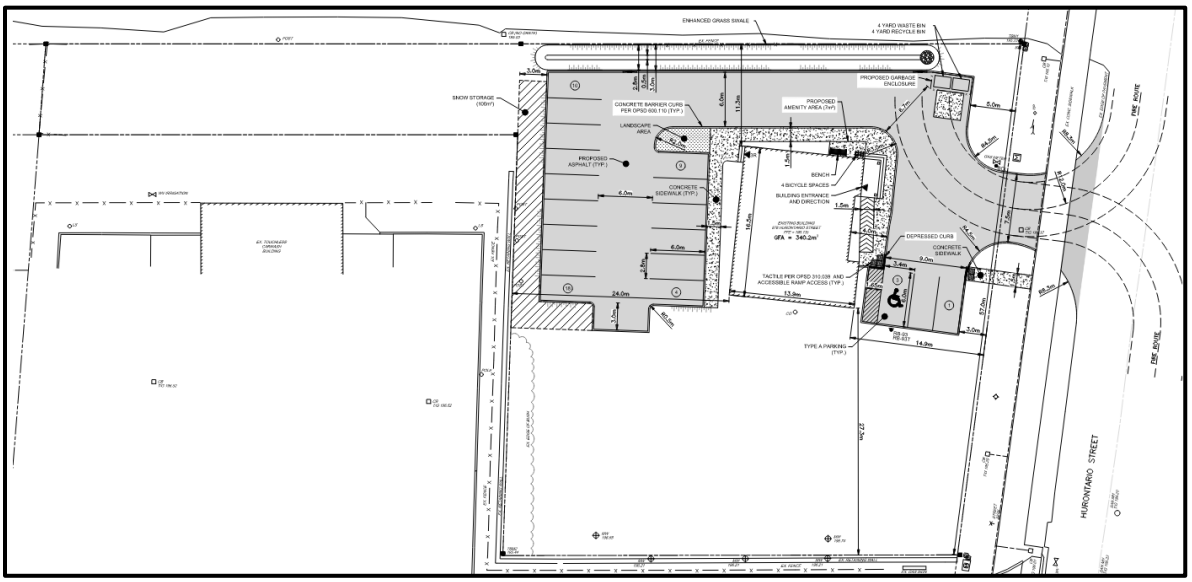


Figure 2: Proposed Site Plan Excerpt
Source: Tatham Engineering

Water and Wastewater Capacity Allocation

A Functional Servicing Report (FSR), prepared by Tatham Engineering, was submitted in support of the proposed redevelopment. The FSR confirms the subject property is serviced by municipal water and wastewater, and the proposed redevelopment would connect to the existing watermain and sanitary service within the Hurontario Street right-of-way.

Section A6 of the Town's Servicing Capacity Allocation Policy (SCAP), as amended, states that the Allocation Policy does not apply to applications where the servicing capacity allocation required to support the site plan is 10 Single-Dwelling Unit Equivalents (SDUs) or less. Only a minor increase in water usage is anticipated as a result of the proposed development. As such, the Town's Development Engineering Division has confirmed that the projected flows and SDUs do not exceed the minimum threshold of 10 SDUs and therefore, servicing capacity allocation is not required.

The proposed conversion and expansion of the single detached residential dwelling into a dental office requires an upgrade of the existing water service. As such, receipt of the water profiling for the upgraded water service is a recommended condition of Site Plan approval.

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 redevelopment 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;

(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

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

(k) the adequate provision of employment opportunities;

(p) the appropriate location of growth and development;

(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and

(r) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

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 redevelopment 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 redevelopment would intensify an existing mixed-use area that is serviced by full municipal services, located adjacent to a multi-use pathway along Hurontario Street, and in proximity to several transit stops north of Hurontario Street operated by the Simcoe Linx Bus Route.

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 a mixed-use area having a range of residential, commercial and community service uses. The proposed redevelopment would contribute towards enhancing the health and wellness employment sector of the Town. Furthermore, the proposed redevelopment satisfies the requirements of the *Accessibility for Ontarians with Disabilities Act* and the associated design standards.

The PPS further notes that healthy, active and inclusive communities should be promoted by planning public streets, spaces and facilities to be safe and meet the needs of persons of all ages and abilities, facilitate active transportation and community connectivity, and plan for the needs of persons of all ages and abilities in the distribution of a full range of publicly accessible built and natural settings. The proposal involves the addition of one pedestrian pathway from the Hurontario Street streetscape to the front parking lot. The development also proposes to include bicycle parking and an outdoor amenity space which can be accessed by a concrete walkway that extends from the east to north façade of the building.

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. A small portion 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 north of the property in recognition of the Hamilton Drain Trail. In consideration of the relatively minor nature of the proposal and that the proposed redevelopment is located within a previously cleared and developed area, an Environmental Impact Study was not required in support of the subject application.

Based on the analysis above, Planning Services is satisfied that the proposed redevelopment 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. 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 also provide for and encourage multi-use development and expansion of employment opportunities to help achieve complete communities. The proposal would further intensify an existing mixed-use area, enhance the Town's health and wellness sector by allowing an existing local business to relocate and expand their operations, and represents an efficient use of land and services. The proposed redevelopment 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 redevelopment 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 (2024)

Schedule '1' *Growth Management Plan* identifies the Subject Lands within a Strategic Growth Area and the Built-Up Area Boundary;

Schedule '2' *Land Use Plan* designates the Subject Lands as Mixed Use Corridor I;

Schedule '3' *Natural Heritage System* identifies the northern portion of the Subject Lands within the Adjacent Lands Overlay;

Schedule '5' *Active Transportation Plan* identifies a Multi-use Pathway along Hurontario Street; and,

Scheduled '6' *Transportation Plan* identifies Hurontario Street as an Arterial Road.

Mixed-Use Corridor I Policies

Lands within the Mixed-Use Corridor I designation are intended to develop as mixed-use and transit supportive corridors, including opportunities for retail and service commercial uses, as well as a full range of residential, office, recreational, cultural, entertainment, and community uses and facilities. As such, the proposed dental office represents a permitted use.

Development within the Mixed-Use Corridor I designation is subject to high development standards, including compatibility, building height, and offering a mix of uses. 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 redevelopment and reviewed in the context of the Town's Urban Design Manual (UDM) to ensure that high quality urban design in the context of the existing and surrounding area was achieved. While the Mixed-Use Corridor I designation generally requires a minimum building height of 3 storeys or 10.5 metres, whichever is greater, it does offer flexibility for lower built forms involving expansions to existing buildings that are less than 1,000 m^2 in GFA. Given that the proposal involves the expansion of an existing building significantly below the 1,000 m^2 threshold, the proposal was exempt from satisfying the minimum height requirements of the Mixed-Use Corridor I designation.

The Adjacent Lands Overlay

As noted above, a very narrow strip along the northern portion of the subject property is located within the Adjacent Lands Overlay. Lands within this overlay are identified due to their proximity to the Natural Heritage System and Environmental Protection

designation. In this case, lands designated Environmental Protection are located to the north of the subject property due to the Hamilton Drain Trail. 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). However, where an application for development or redevelopment within the Adjacent Lands Overlay is minor in nature, the Town may scope or waive the requirement for an EIS. In consideration of the relatively minor nature of the proposal, and that the proposed redevelopment is located outside of the Adjacent Lands Overlay and within a previously cleared and developed area, an EIS was not required in support of the subject application.

Based on the foregoing, Planning Services is satisfied that the proposed redevelopment 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 Highway Commercial (C5). The C5 Zone permits a range of commercial uses, including medical (dental) offices.

Compliance with the C5 Zone provisions for the proposed redevelopment is outlined in Table 1 below:

Table 1: Zoning Conformity

C5 Zone Provisions	Required	Provided
Minimum Lot Area (m^2)	1,000	3,526
Minimum Lot Frontage (m)	30.0	57.0
Minimum Front Yard (m)	6.0	14.9
Minimum Interior Side Yard (m)	3.0	11.3
Minimum Rear Yard (m)	7.5	24.0
Maximum Height (m)	15.0	6.1

Table 1: Zoning Conformity		
C5 Zone Provisions	**Required**	**Provided**
Maximum Lot Coverage	40%	6%
Minimum Landscaped Open Space	10%	65%

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 redevelopment has been reviewed in the context of these provisions and satisfies those requirements.

A total of eighteen (18) parking spaces is proposed (18 required), including one (1) Type 'A' van accessible space. Four (4) bicycle parking spaces are also proposed (4 required).

One (1) existing entrance from Hurontario Street will continue to serve as the main access to the subject property. The existing entrance is required to be widened to meet the minimum entrance requirement of 7.5 m for a non-residential entrance.

Based on the foregoing, Planning Services is satisfied that the proposed redevelopment 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 Brief, including building elevation and architectural drawings and landscape plans, were submitted in support of the application. Figures 3 and 4 illustrate the proposed building renderings for the front and rear facades. Planning Services and the Town's third-party Landscape Architect peer reviewer reviewed the proposed

design, including landscaping, hardscaping, active transportation connections, and outdoor amenity areas. Planning Services finds the proposed redevelopment 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: East Elevation Facing Hurontario Street
Source: A. Slade Architects Inc.



Figure 4: West Elevation Facing the Rear Parking Lot
Source: A. Slade Architects Inc.

Per Figure 5, enhanced landscaping is proposed primarily along the frontage of Hurontario Street, the rear of the property, and around the perimeter of the rear parking lot. While the UDM generally discourages parking and waste enclosures from being located within the front yard, it provides flexibility where a mix of landscaping and/or fencing are provided. In this regard, the proposed landscaping includes one 2.0-metre wide planter bed south of the main entrance to buffer the front parking lot and one 3.0-metre wide planter bed north of the main entrance to buffer the proposed waste enclosure from Hurontario Street. It is also noted that the waste bins would be located within a fenced enclosure providing further screening from Hurontario Street.

The proposed landscaping has been reviewed by the Town's Landscape Architect peer reviewer and found to be acceptable. In addition, an overall tree canopy coverage of approximately 33% at maturity is proposed, which satisfies the Town's UDM minimum goal of 30%.

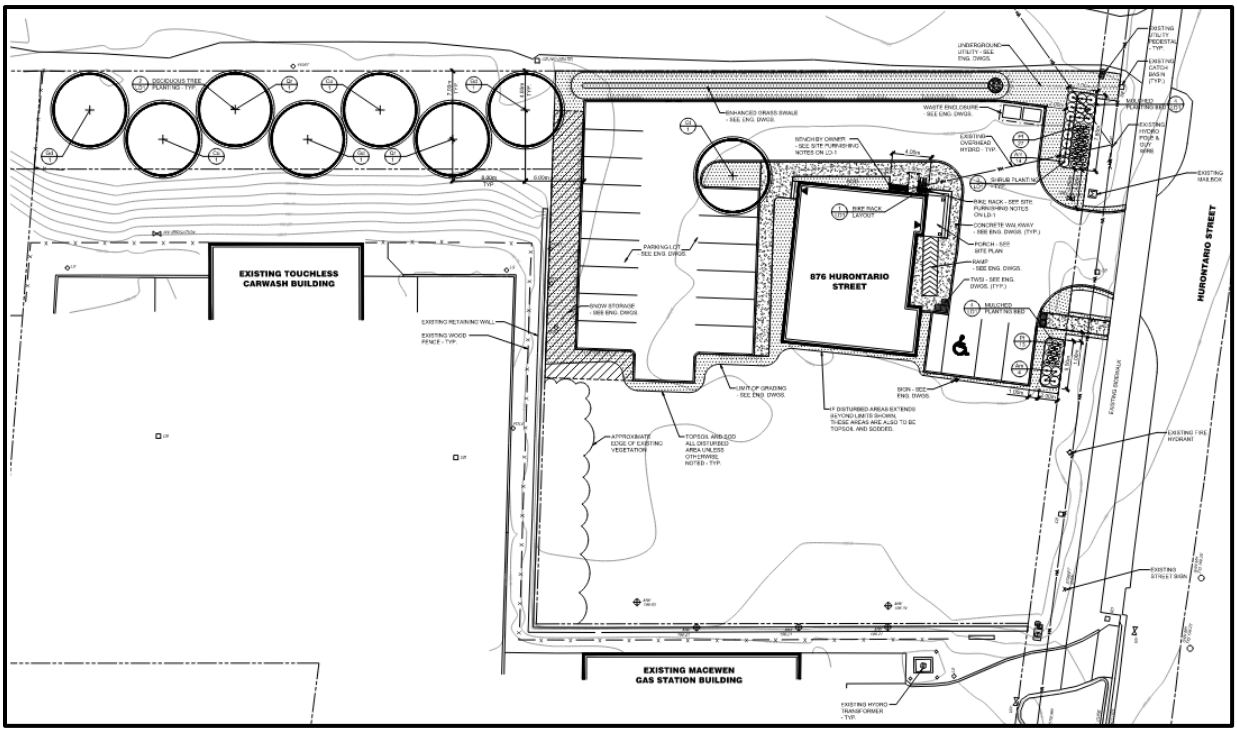


Figure 5: Landscape Plan
Source: Envision Tatham

The proposed redevelopment also includes a small outdoor amenity area of approximately 7 m^2 for employees and customers, comprised of an outdoor bench and bicycle parking area. While the UDM strives for a minimum outdoor amenity space of 16

m^2, the subject property contains a considerable amount of landscaped open space that would serve as an informal outdoor amenity area for employees and clients. The proposed redevelopment also includes a pedestrian pathway connection from Hurontario Street and one (1) snow storage area adjacent to the rear parking lot.

The proposed redevelopment 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.

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, external works and construction management plans.

Basic Data Pertaining to the File:

Application Deemed Complete:	July 22, 2026
Town Solicitor:	Jean Leonard, Miller Thompson
Related Files:	PLPCF2026071 (Pre-Consultation)

Parties to the Agreement

- The Corporation of the Town of Collingwood
- 1001477179 Ontario 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 redevelopment (the Pre-Development Value) and the estimated value of the lands with the redevelopment 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 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 resolution of all outstanding minor technical comments from Town Departments to the satisfaction of Senior Town Administration, receipt of water profiling for the proposed upgraded water service to the satisfaction of Senior Town Administration, 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:

- Cover Letter [Olivia Magalhaes], [July 7, 2026, last revised October 5, 2026]
- Civil Drawing Set [Tatham Engineering], [July 3, 2026, last revised October 2, 2026]
- Landscape Plans [Envision Tatham], [July 2, 2026, last revised October 1, 2026]
- Elevations and Floorplans [A. Slade Architects Inc.], [July 6, 2026]
- Urban Design Brief [Olivia Magalhaes], [July 2026, last revised September 2026]
- Functional Servicing and Stormwater Management Brief [Tatham Engineering], [July 3, 2026, last revised September 3, 2026]
- Transportation Impact Brief [Tatham Engineering], [July 6, 2026]
- Construction Cost Estimate [Tatham Engineering], [July 3, 2025, last revised October 2, 2026]
- Landscape Cost Estimate [Envision Tatham], [July 2, 2026, last revised October 1, 2026]
- Single Dwelling Unit Equivalent Calculation [WMI & Associates Limited], [December 1, 2025]
- Property Survey [Association of Ontario Land Surveyors], [April 23, 2026]

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

- Enbridge [July 31, 2026]

- MTO [August 4, 2026]

Third-party peer reviews were completed for landscaping matters, and the following peer review response was provided:

- Landscape Architecture [R.J. Burnside], [August 2026, last revised October 2026]

Staff Report PDA2026-09 was forwarded to Department Heads for feedback on October 27, 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; and,
- Subject to the above, execution of a Site Plan Control Agreement.

6. Appendices and Other Resources

Appendix A: Decision Sheet and Conditions

Appendix B: Site Plan Drawings

7. Approval

Prepared By:

Erica Rose, Community Planner, RPP, MCIP

Reviewed By:

Lindsay Ayers, Manager, Planning, RPP, MCIP