Staff Report PDA2026-10

October 30, 2026
Committee N/A
Council N/A
Amendments ☐

Submitted To: Lindsay Ayers, Acting Director, Growth and Development

Prepared and Submitted By: Erica Rose, Community Planner

Subject: Conditional Approval of a Site Plan – 12 Stewart Road (Racquet Court Facility)
Town File PLSPMI2026201

Recommendation

THAT Staff Report PDA2026-10 "Conditional Approval of a Site Plan – 12 Stewart Road (Racquet Court Facility) – Town File PLSPMI2026201", dated October 30, 2026, be received;

AND THAT Site Plan Application File PLSPMI2026201 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 Acting Director, Growth and Development, as the Director's designate, with the analysis and recommendations regarding a proposed Site Plan and related Site Plan Control Agreement to facilitate the redevelopment of an existing health club (MVMT Fitness and Performance) at the property municipally addressed as 12

Stewart Road. The proposal would demolish the existing health club building and replace it with a new and expanded two-storey health club (racquet court facility) comprised of one (1) doubles court, one (1) singles court, a rooftop padel court, two (2) lounge areas, warm-up areas, and change rooms, along with associated vehicular and bicycle parking, outdoor amenity space, pedestrian walkways and landscaping.

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 and third-party peer reviewers, 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, 12 Stewart Road Inc., has made an application for a Site Plan to facilitate the redevelopment of an existing fitness and performance training building (health club) with a new and expanded two-storey racquet court facility including associated vehicular and bicycle parking, outdoor amenity space, pedestrian walkways and landscaping.

Property Description

Per Figure 1, the subject property is located on the south side of Stewart Road, west of High Street, and is municipally addressed as 12 Stewart Road. The property is rectangular in shape and has an area of approximately 0.15 hectares (0.37 acres) with

approximately 25 metres of frontage on Stewart Road. The subject property is legally described as PT LT 43 CON 10 NOTTAWASAGA PT 2, 51R8882; COLLINGWOOD.



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

The surrounding lands are designated Prestige Employment, and adjacent uses include Collingwood Fuels to the north, east, and south, Active Life Conditioning to the east, and Jasper Design to the west.

Proposal

There is an existing health club (MVMT Fitness and Performance) on the subject property. Per Figure 2, the proposal would demolish the existing health club building and replace it with a new and expanded two-storey health club (racquet court facility) comprised of one (1) doubles court, one (1) singles court, a rooftop padel court, two (2) lounge areas, warm-up areas, and change rooms, along with associated vehicular and bicycle parking, outdoor amenity space, pedestrian walkways and landscaping. Once redeveloped, the new building is proposed to have a Gross Floor Area (GFA) of approximately 416 m^2.

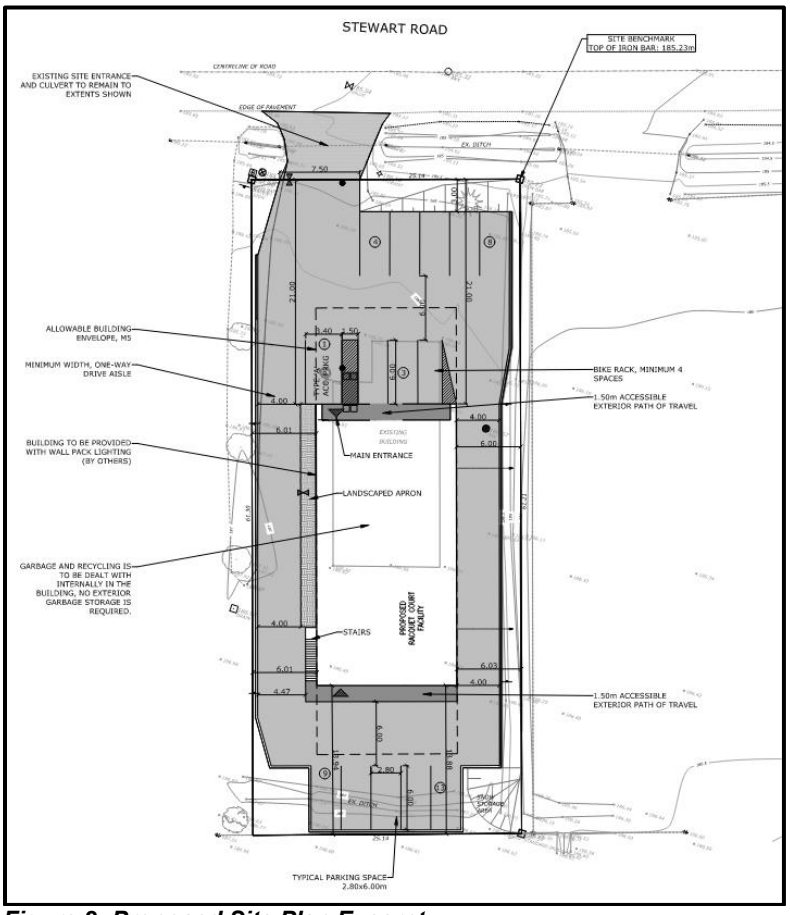

Figure 2: Proposed Site Plan Excerpt
Source: Capes Engineering

The proposed racquet court facility would be accessed by an existing entrance off Stewart Road which satisfies the Town's minimum non-residential entrance width requirements. A Traffic Letter, prepared by JD Engineering, was submitted in support of the subject application and confirmed the proposed redevelopment is not expected to adversely affect capacity or result in any traffic safety issues on the surrounding road network. The Traffic Letter was reviewed and deemed acceptable to the Town's Development Engineering Division.

A total of thirteen (13) parking spaces is proposed onsite, including one accessible parking space. Parking would be split between the front and rear of the property with access to the rear parking lot via a one-way drive aisle that wraps around the building. Two accessible pedestrian pathways are proposed at the front and rear of the building and four (4) bicycle parking spaces are proposed by the main entrance. A snow storage area is also proposed at the southeast corner of the site.

Minimal landscaping currently exists on the subject property. Landscaping improvements are proposed primarily around the perimeter of the site, including a new planter bed and two new street trees along the Stewart Road frontage, two trees along the eastern property boundary, and two additional deciduous trees at the rear corners of the site. New planter beds are also proposed along the west façade of the building and the southwest corner of the property, and the three existing deciduous trees along the western property boundary are proposed to remain. An outdoor amenity space of approximately 16 m^2 is also proposed at the southwest corner of the property which would include a picnic table for staff and public use.

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

Water and Wastewater Capacity Allocation

A Functional Servicing Report (FSR), prepared by Capes Engineering, was submitted in support of the proposed redevelopment. The FSR confirms that the subject property is serviced by municipal water and wastewater servicing, and the proposed redevelopment would connect to the existing watermain and sanitary service within the Stewart Road 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. Since water usage is anticipated to remain relatively the same compared to current water usage levels, 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.

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;*
>
> *(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, 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 add new recreation opportunities within the Town's existing built-up area, be serviced by full municipal services, and is located within approximately 170 metres of a municipal transit stop at the High Street and Stewart Road intersection serviced by the Blink and West Route Bus Routes.

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 proposed redevelopment would support the health and wellness sector by expanding access to more recreational opportunities within the community. The proposal also 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 includes two accessible walkways at the front and rear of the building which would allow for safe pedestrian access. The development also proposes four (4) bicycle parking spaces near the main entrance and an outdoor amenity space at the rear of the property.

The PPS also directs that planning authorities shall plan for, protect and preserve Employment Areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs. In doing so, planning authorities shall prohibit residential uses, commercial uses, public service facilities, retail and office uses that are not associated with the primary employment use and institutional uses in Employment Areas. The subject property is located in an Employment Area per the Town's Official Plan. The Official Plan was approved by the County of Simcoe on September 24, 2024 and was subject to 16 appeals. As a result of the appeals, the Town's Zoning By-law has not yet been updated to implement the policies of the new Official Plan. Accordingly, health clubs remain a permitted use under the current zoning applicable to the subject property. While recreational uses are prohibited in Employment Areas under the PPS and the new Official Plan, the Town Solicitor has advised that the Zoning By-law remains the operative planning instrument for the review of Site Plan Control applications. On this basis, the proposed health club is a permitted use on the subject property.

Based on the analysis above, Planning Services is satisfied that the proposed redevelopment would be broadly consistent with the PPS and overall represents good planning.

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 proposed redevelopment represents intensification within an existing built-up and municipally serviced area. It would enhance the health and wellness sector by allowing an existing local business to expand their operations, and represents an efficient use of land and services. The proposed development is transit-supportive and would contribute toward the achievement of complete communities, compact urban form, and continued economic development in the Town.

The Plan also directs that each local municipality shall identify, plan for, protect and preserve employment areas in their official plans for current and future employment uses. As noted previously, the subject property is within an Employment Area, where recreational uses are now prohibited by the PPS and the Town's Official Plan. The Town's current Zoning By-law permits health clubs on the subject property, and the Zoning By-law shall continue to serve as the operative planning instrument in reviewing Site Plan Control applications, until such time as it is amended to implement the PPS and the Town's Official Plan.

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 an Employment Area and the Built-Up Area Boundary;

Schedule '2' *Land Use Plan* designates the Subject Lands as Prestige Employment; and,

Scheduled '6' *Transportation Plan* identifies Stewart Road as a Local Road.

Prestige Employment Policies

Employment Areas are expected to accommodate employment uses with a clear focus on heavy and light industrial uses and accessory office uses. More specifically, these areas are intended to encourage the diversification and expansion of the Town's existing employment base, retain and promote the growth of existing businesses and industry, accommodate the various classes of employment land, and foster high quality business parks and industrial areas with aesthetically pleasing settings for a range of employment generating operations.

Within the Prestige Employment designation, permitted uses are limited to manufacturing, processing, assembly operations, research and development facilities, and warehousing and distribution centres. Recreation facilities are specifically

prohibited. As noted previously, the Town Solicitor has advised that the Zoning By-law remains the operative planning instrument for the review of Site Plan Control applications. Furthermore, per the *Planning Act,* the Zoning By-law is deemed to conform to the Official Plan. Therefore, the proposed health club remains a permitted use on the subject property.

With respect to fostering high quality business parks and industrial areas with aesthetically pleasing settings, the proposed redevelopment was reviewed in the context of the Town's Urban Design Manual (UDM) to ensure high quality urban design would be achieved on the subject property in the context of the existing industrial area. Further analysis is provided in the Urban Design section of this Report.

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 Industrial Park (M5). The M5 Zone permits a range of uses, including health clubs.

Compliance with the M5 Zone provisions for the proposed redevelopment is outlined in the table below:

Table 1: Zoning Conformity		
M5 Zone Provisions	**Required**	**Provided**
Minimum Lot Area (m^2)	2,000	1,540*
Minimum Lot Frontage (m)	30.0	25.1*
Minimum Front Yard (m)	12.0	21.0
Minimum Interior Side Yard (m)	6.0	6.0
Minimum Rear Yard (m)	7.5	13.9
Maximum Height (m)	15.0	10.0

Table 1: Zoning Conformity		
M5 Zone Provisions	**Required**	**Provided**
Maximum Lot Coverage	50%	22.4%
Minimum Landscaped Open Space	15%	15%

*The property does not satisfy the minimum lot frontage and minimum lot area provisions of the M5 Zone. Per Provision 4.23 ‘Existing Undersized Lots’, an existing lot having less lot area or lot frontage than required in a zone may have a main building constructed, or a main use established, subject to conformity with all other provisions of the Zoning By-law.

The proposed building height would be approximately 10 metres, which satisfies the Town’s maximum height provision of 15 metres. The proposal also includes a rooftop padel court, which would be enclosed for operational and safety reasons on four sides by a combination of a parapet and tempered glass and rigid wire mesh. This enclosure would add 3 metres to the overall building height, which is still below the maximum permitted height.

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 thirteen (13) parking spaces is required and proposed onsite, including one (1) accessible space. Four (4) bicycle parking spaces are also required and proposed. Based on the proposed GFA of the building, a delivery space is not required.

One (1) existing entrance off Stewart Road will continue to serve as the main entrance to the subject property. The existing 7.5 m wide entrance conforms with the Town’s minimum non-residential entrance width provision.

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, as well as building elevations and landscape plans, were submitted in support of the application. Figures 3 and 4 illustrate the proposed elevations for the front and interior building facades. Further, Figure 5 illustrates a sample rendering of the proposed enclosure of the rooftop padel court. Planning Services and the Town's third-party Landscape Architect peer reviewer reviewed the proposed design, including landscaping, hardscaping, pedestrian connections, and outdoor amenity area. Planning Services finds the proposed redevelopment satisfactory, subject to addressing some minor outstanding comments, 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.

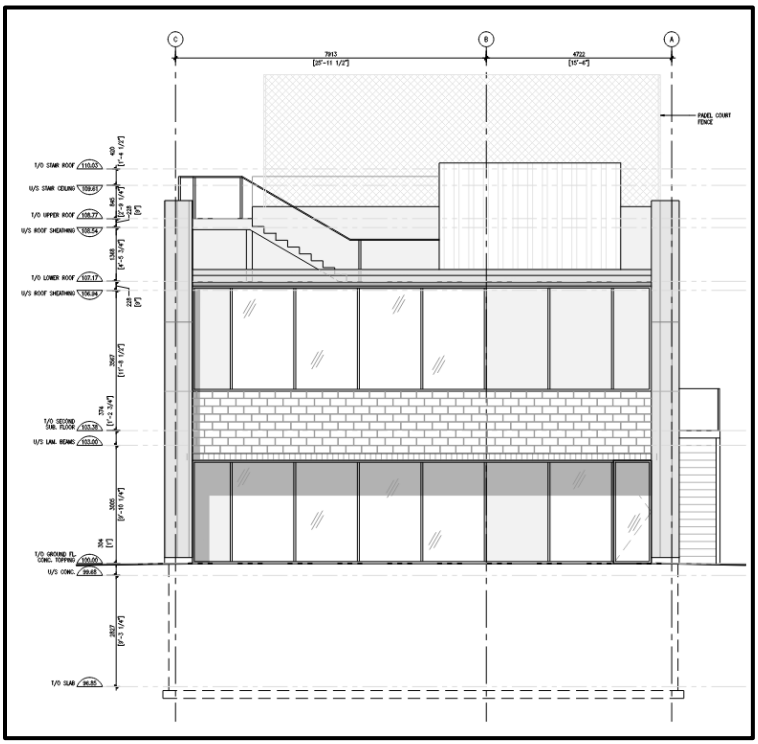

Figure 3: Front (North) Elevation Facing Stewart Road
Source: Reflect Architecture

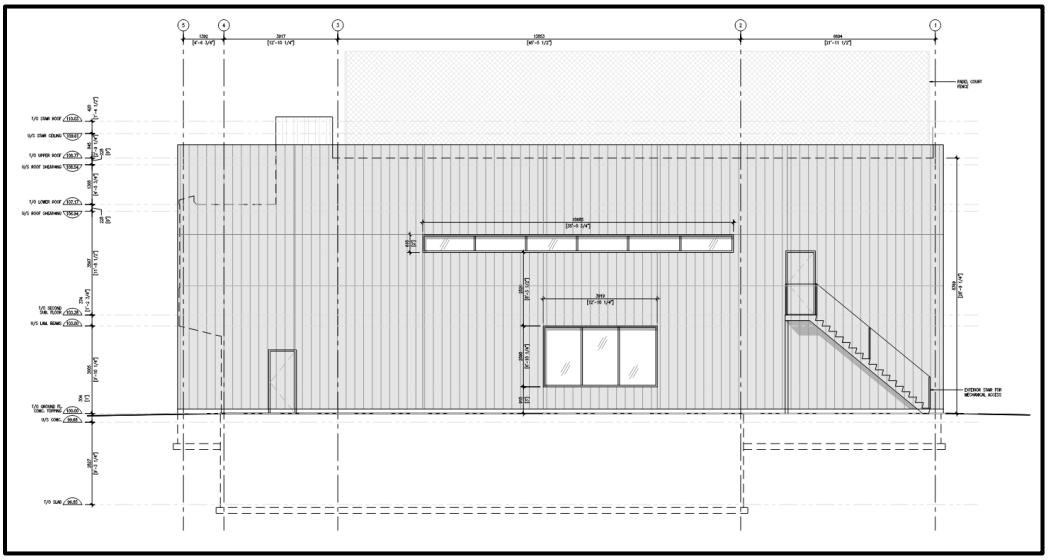

Figure 4: Side (West) Elevation
Source: Reflect Architecture



Figure 5: Sample Rendering of Rooftop Padel Court Enclosure
Source: Loft Planning Inc.

As noted previously, parking is proposed in the front and rear yards of the property due to site constraints related to the existing lot area. The UDM typically discourages parking from being located at the front of a building unless certain guidelines are met, including that a maximum of 50% of the frontage is dedicated to parking, that parking does not encroach into the minimum yard setback, and that parking is adequately screened to reduce negative impacts on the streetscape. While the extent of the parking area exceeds 50% of the total frontage and encroaches into the front yard setback, two (2) new street trees and a landscaped planter bed are proposed along the property frontage to help screen the parking from the Stewart Road streetscape.

Regarding the proposed rooftop padel court, the UDM directs that flat roof buildings should include a parapet wall and rooftop equipment shall be screened from view. A combination of transparent glass and dark-finished mesh is proposed to provide a lightweight and visually minimal appearance to the Stewart Road streetscape, with the lower portion screened by a parapet. The court enclosure is also designed to contain the majority of play within the court, with proposed overhead netting included as an additional safety measure to ensure errant balls are contained.

A Landscape Plan, prepared by Envision Tatham, was submitted in support of the proposed development and reviewed against the policies of the Town's UDM. Per Figure 6, landscaping improvements are proposed primarily around the perimeter of the

site, including a new planter bed and two new street trees along the Stewart Road frontage, two trees along the eastern property boundary, and two additional deciduous trees at the rear corners of the site. New planter beds are also proposed along the west façade of the building and the southwest corner of the property, and the three existing deciduous trees along the western property boundary are also proposed to remain. Together, these landscaping improvements would result in a tree canopy coverage of approximately 36% (excluding the three existing deciduous trees along the western property boundary), which satisfies the UDM's minimum tree canopy coverage goal of 30%. One outdoor amenity space of approximately 16 m^2 is proposed at the southwest corner of the property, which would include a picnic table for staff and public use.

A waste storage location has not been identified on the Site Plan drawings to date. This represents one of the outstanding minor technical comments that would need to be addressed per the recommended conditions of approval.

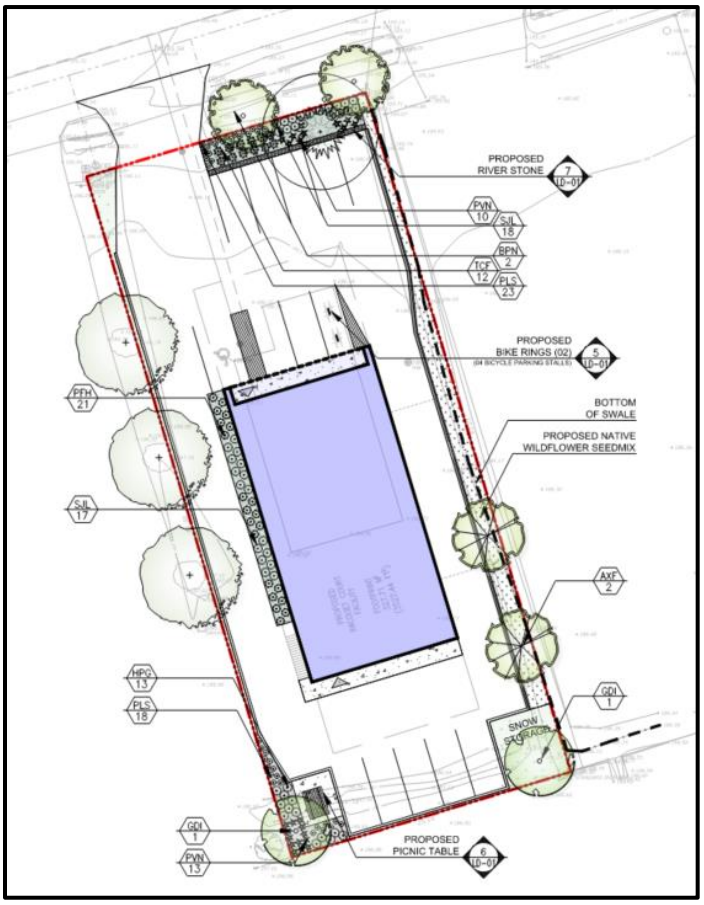

Figure 6: Landscape Plan
Source: Marton Smith Landscape Architects

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.

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 6, 2026
Town Solicitor:	Jean Leonard, Miller Thomson
Related Files:	PLPCF2025079 (Pre-Consultation)

Parties to the Agreement

- The Corporation of the Town of Collingwood
- 12 Stewart Road 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 and third-party peer reviewers, 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 [Capes Engineering], [July 14, 2025, last revised September 4 2026]
- Architectural Drawing Set [Reflect Architects], [March 31, 2026, last revised October 26, 2026]
- Landscape Plans [Marton Smith Landscape Architects], [January 16, 2026, last revised October 23, 2026]
- Urban Design Brief [Loft Planning Inc.], [May 2026, last revised August 24, 2026]
- Functional Servicing and Stormwater Management Report [Capes Engineering], [May 22, 2026, last revised September 4, 2026]
- Traffic Letter [JD Engineering], [June 3, 2026]
- Construction Cost Estimate [Capes Engineering], [No date]
- Landscape Cost Estimate [Marton Smith Landscape Architects], [October 22, 2026]
- Construction Management Plan [Capes Engineering], [June 19, 2026]
- Plan of Survey [Van Harten Land Surveyors], [December 1, 2025]
- Appraisal Report [HG Appraisers Inc.], [July 13, 2026]

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

- Hydro One [July 31, 2026]
- Enbridge [July 14, 2026]

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

- Landscape Architecture [SGL Planning & Design Inc.], [August 13, 2026, last revised October 14, 2026]

Staff Report PDA2026-10 was forwarded to Department Heads for feedback on October 30, 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