

Site Plan Control Decision

Authority & Background:

On November 7, 2024 the Director, Growth and Development, under the Town's Delegation of Authority By-law 2020-059, as amended, and the Site Plan Control By-law 2010-082, as amended, and Section 41(4.0.1) of the *Planning Act*:

1. Received Planning Services Report PDA2024-03 'Conditional Approval of a Site Plan – 140 Mountain Road'; and
2. Granted conditional approval to Site Plan Application File No. PLSPMA2023002 subject to the conditions outlined in Schedule 1 attached hereto.

Detailed file information is summarized below:

File No.	PLSPMA2023002
Staff Report No.	PDA2024-03
Property Address	140 Mountain Road
Proposal Description	Development of 18 industrial units and associated site works.

Declaration:

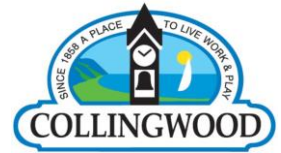
I, Summer Valentine, being the Director of Growth and Development at the Town of Collingwood confirm the conditions outlined in Schedule 1 have been fulfilled and the above noted application is therefore considered as final approved:

Date: May 28, 2025

Signature: 

Site Plan Control Decision

Schedule 1



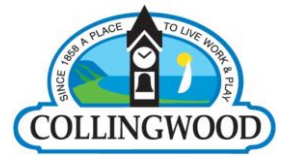
File No. PLSPMA2023002

Address: 140 Mountain Road

Conditions of Approval:

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

		Date fulfilled	Sign-off
a.	Resolution of all outstanding minor technical comments from Town Departments and third-party peer reviewers to the satisfaction of Senior Town Administration;	March 7, 2025	Envision Tatham
		March 4, 2025	Growth & Development
		March 19, 2025	Planning Services
b.	Satisfy all outstanding requirements of the NVCA, including but not limited to: - The preparation and acceptance of a Fill Management Plan; - Fulfillment of the wetland compensation agreement; and - Obtaining an NVCA permit.	Waived by NVCA on March 7, 2025	Part of NVCA permit
		March 7, 2025	NVCA
		Waived by NVCA on March 7, 2025	Included in Site Plan Agreement
c.	Payment of the required Administration and Engineering fees and securities for the site works as outlined in the Site Plan Control Agreement;	May 28, 2025	Finance
d.	That confirmation of municipal servicing capacity allocation be granted; and	December 2, 2024	Planning Services
e.	The Owner enter into a Site Plan Control Agreement with the Town of Collingwood to the satisfaction of Senior Town Administration and the Town Solicitor.	May 28, 2025	Planning Services



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Please be advised that payment of cash-in-lieu of parkland dedication is required prior to the issuance of a building permit.

For a copy of the stamped approved site plan drawings, please contact Planning Services.