

June 19, 2019

Kandas Bondarchuk, MCIP RPP
Development & Heritage Planner
Planning Services, Town of Collingwood
97 Hurontario Street
Collingwood, Ontario
L9Y 3Z5

Dear Ms. Bondarchuk:

RE: Planning Justification Report
Submission for Official Plan Amendment and Zoning By-law Amendment
360 Raglan Street, Town of Collingwood
Owner: AG Designs Corp.

On behalf of AG Designs Corp., we are pleased to provide this planning report in support of an application for an Official Plan Amendment and Zoning By-law Amendment on lands municipality known as 360 Raglan Street in the Town of Collingwood. The purpose of the application is as follows:

- i) Official Plan Amendment – The application proposed to re-designate the lands to permit an expansion to the existing building by allowing development with an 18 metre setback to the Pretty River where 30 metres is required.
- ii) Zoning By-law Amendment – The application proposes to re-zone the lands to permit an additional permitted use being a “Health Club” within an addition that is being proposed to the existing industrial building.

This planning report examines the subject lands, site location and land use policies, the reporting concludes that the application represents orderly and property land use planning that is consistent with the Provincial Policy Statement, and conforms to Growth Plan, County Official Plan and the Town of Collingwood Official Plan.

PROPERTY LOCATION

The subject lands are on the west side of Raglan Street and have a frontage of 44.0 metres and a lot depth of 93.0 metres. The lands are legally described as, Part 1, Part Lot 41, Concession 7, Reference Plan No. 51R-33507, Town of Collingwood, County of Simcoe, and is municipally addressed as 360 Raglan Street. The lands have an existing industrial building that was constructed in 2018. The building has a gross floor area of 743 square metres with three industrial units. There is currently a site plan approval application being submitted simultaneously for the addition to this building that would include an additional 231 square metres located at the rear of the existing building. This is the proposed location of the additional use.

The subject lands are part of an industrial area that extends from Raglan Street on the west to Sandford Fleming Drive to the east and south to Sixth Street. This area can be characterized as a mix of industrial uses to the north, east and south, and residential to the west along with a tributary of the Pretty River.



Figure 1 - Location Plan

POLICY REVIEW – CONSISTENCY/CONFORMITY

Growth Plan 2019

Growth Plan – Conformity Test 1

The proposed application conforms to the Growth Plan as per the following:

1. The development is located within a settlement area. (§ 2.2.1.2a, c, d, e))
2. The development achieves a new use that improves quality of life. (§ 2.2.1.4a, b)
3. The development increases employment opportunities. (§ 2.2.5.1a)
4. The development is located in an industrial area and is fully serviced. (§3.2.6 & 3.2.7)

5. The lands proposed for development are located outside of the Natural Heritage System. (§ 4.2.2.3)
6. The development will not impact lands within the Agricultural System outside of the Town. (§ 4.2.6)
7. The proposed development contains no cultural heritage resources or mineral aggregate resources (§ 4.2.7 & 4.2.8)
8. The development takes into consideration climate change. (§4.2.10).

Growth Plan – Conformity Test 2

The proposal conforms to the Official Plan, and the relevant amendments to the Official Plan were approved under the Growth Plan. Accordingly, the proposal conforms to the Official Plan. The proposed amendments are twofold: the proposed OPA is to permit development within the 30 metre setback to the Pretty River at a distance of 18 metres and the proposed ZBA is to add a permitted use to the Zoning By-law on a site-specific basis. The use is defined within the Zoning By-law as a "Health Club" and is a permitted use in all Commercial zones and permitted in some Industrial zones. The intent is to focus continued development within an industrial designated area. The development conforms the Growth Plan.

Provincial Policy Statement

The Provincial Policy Statement came into effect on April 30, 2014 and planning decisions must consider all components of the PPS and how they interrelate, and decisions must be consistent with PPS.

The PPS plans for long term prosperity and social well being by building strong healthy communities for people of all ages, and planning for a healthy environment and a strong economy. The PPS vision includes efficient development patterns that optimize the use of land, resources and public investment in infrastructure and public service facilities, while avoiding significant or sensitive resources and areas that may pose a risk to public health and safety.

The three principles of PPS include Building Strong Healthy Communities, Wise Use and Management of Resources and Protecting Public Health and Safety.

PPS Consistency Test 1

The proposed applications are consistent with the Provincial Policy Statement as follows:

1. The development promotes efficient land use patterns, avoids development that may cause environmental or health and safety concerns, and minimize land consumption. (§ 1.1.1a, b, c, h)
2. The lands are within a settlement area that is the focus of growth. (§1.1.3.1)
3. The development would provide further employment availability. (§1.3.1a, b, c, d)
4. The lands are fully serviced. (§ 1.6.6.2)
5. A stormwater management plan has been approved for the site. (§1.6.6.7)
6. The development provides long term economic prosperity on an existing industrial site. (§1.7.1a)

7. The proposed development will protect the natural heritage system (S2.1) quality and quantity of water (S2.2) and will be located outside of natural hazards (3.1).

PPS Consistency Test 2

The Official Plan (and relevant amendments) were approved under the Provincial Policy Statement. The development conforms to the Official Plan, as the proposed use is a permitted use. The proposed Amendment would add a permitted use that conforms to the Official Plan and is consistent with Provincial Policy. The development is appropriate, is efficient and optimizes the use of infrastructure in a planned industrial area.

County of Simcoe Official Plan

The Town of Collingwood is a lower tier municipality located in the County of Simcoe. The intent of the Official Plan is to direct urban type growth to settlement areas within the County of Simcoe while preserving prime agricultural lands and the natural heritage system. The subject lands are located within the Settlement Area of Collingwood. The development conforms to the Growth Management Strategy (S3), the General Development Policies (S3.3), the Servicing Policies (S3.3.19), Settlements (S3.5) and the natural heritage policies (S4.5.9).

The proposed application conforms to the County of Simcoe Official Plan.

Town of Collingwood Official Plan

Schedule "A" of the Town of Collingwood Official Plan, as amended, designates the subject property within the Industrial designation. The Industrial designation includes the following predominate uses manufacturing, assembling, processing or storage of goods and materials, the provision of services requiring large building areas and/or the use of heavy equipment, transportation, research and similar activities. The development conforms to the goals and objectives, and the policies related to environmental preservation, servicing and transportation.

Goals

The proposed amendments would retain and promote the growth of existing businesses, that permits continued industrial development in an industrial area, suitably located a lighter industrial use amongst a zone that also permits heavier industries. The proposed OPA would permit an expansion to the existing industrial building at an 18 metre setback from the Pretty River. The proposed ZBA would add an additional permitted use being a "Health Club" which promotes recreational potential expanding the Town's service sector.

Objectives

The proposed OPA amendment would permit an addition on an existing building where a floodplain analysis has concluded that the location is not negatively impacted by floodplain. The proposed ZBA would promote employment and provide a new social centre within Collingwood, promotes development in an existing industrial area on serviced lands and accommodates a new business.

Development Policies

The proposed amendments conform to the Development Criteria policies. The lot size and location criteria are met. The site is of suitable size with on site parking provided, is on an existing development site (addition to building in process), there is an existing treed buffer at the rear of the lot which also abuts the tributary and residential to the west and is proposed to be retained.

The Official Plan provides that,
S3.9.3 Development within Flood prone Areas Two-Zone concept (Pretty River)

Pretty River Building Setbacks

All development, including storm water management facilities shall be set back a minimum of 30 metres from the stable top of the bank of the Pretty River or shall be located outside the 1:100 Year floodplains, whichever is greater.

A Floodplain Analysis has been completed by Tatham Engineering Ltd., and this report has concluded that the property is not located within the floodplain to their knowledge and should not be considered hazard. The property lies outside of the adjacent dyke for the Pretty River which is intended to provide flood protection.

The proposed amendments maintain the intent of the Official Plan that efficiently uses industrial lands.

Zoning By-law No. 2010-040, as amended

The subject property proposed for development is zoned Industrial (M2). The proposed OPA would allow development within the 30 metre setback to the Pretty River – which is not a requirement of the Zoning By-law and therefore does not directly affect the By-law. The proposed Zoning By-law Amendment would add an additional permitted use being a “Health Club”. The Zoning By-law does include a definition of Health Club as follows, *the use of land or building where establishments primarily engaged in operating health clubs and similar facilities featuring exercise and other physical fitness activities and conditioning, or recreational sports activities, such as but not limited to swimming, skating or racquet sports.*

The “Health Club” use is a permitted use in commercial zones and is also permitted in several industrial zones. The importance of allowing gym and recreational facilities within an industrial zone is that these lands are able to provide for larger floorplate buildings often with higher ceilings and open flexible spaces. The proposed use would include a recreational space for a gymnastics/acrobatic recreational facility and would allow these local athletic teams to remain in Collingwood versus travelling to other communities for training.

The M2 zone is a medium scale industrial zone, permitting some heavier type uses. The lands are built upon, with existing parking and directly abut the Pretty River tributary and residential development to the west. There is a variety of uses along Raglan Street providing a range of industrial uses including warehousing, engineering firm, storage facility, car sales, concrete sales, workshop and landscape

supply sales. The subject lands are well situated for a use that is not a heavy industrial use based on the proximity to the Pretty River tributary and distance from adjacent residential. The use does not require loading doors or outdoor storage. It is also anticipated that busy traffic times for the “Health Club” facility will be off peak hours to the remainder of the tenants in the building which are “workshop” uses.

The site meets all zoning standards as follows, and the following includes the site with the proposed addition as per site plan attached.

M2 ZONE	Standard	Proposed
Minimum Lot Frontage	30 m	44.1 m
Minimum Lot Area	3000 sqm	4070 sqm
Minimum Required Front Yard	12 m	17.5 m
Minimum Required Rear Yard	7.5 m	7.5 m
Minimum Required Interior Side Yard	6 m	6.1 m
Minimum Required Exterior Side yard	12 m	n/a
Maximum Lot Coverage	50%	23.9%
Maximum Height	15 m	7.5 m
Minimum Landscaped Open Space	15%	22.6%
Parking Requirements	1/100 @ 745 sqm = 8 3/100@ 231 sqm = 7	15 (total)
Barrier Free Parking Spaces	1	1
Bicycle Spaces	4	4

Conclusion

This report reviews the planning merits of the proposed applications for Official Plan Amendment and Zoning By-law Amendment. This report has concluded that the proposed applications conform to the Growth Plan, are consistent with the Provincial Policy Statement, conforms to the County of Simcoe Official Plan and Town of Collingwood Official Plan. The proposed development is consistent and conforms and contributes to the growth and quality of life in the Town of Collingwood.

We trust the above is satisfactory.



Respectfully submitted
LOFT PLANNING INC.

Kristine A. Loft, MCIP RPP
 Principal

Appendix A – Draft Official Plan Amendment
Appendix B – Draft Zoning Bylaw Amendment
Appendix C – Email from Samantha Thomas/Sahil Mulla, Co-Owners dated June 6, 2019

AMENDMENT No. ___

**TO THE OFFICIAL PLAN OF THE
TOWN OF COLLINGWOOD**

360 RAGLAN STREET

**June 2019
Prepared by: Loft Planning Inc.**

(i)

**AMENDMENT NO. _____
TO THE OFFICIAL PLAN OF THE
TOWN OF COLLINGWOOD**

The attached explanatory text constituting Amendment No. _____ to the Official Plan of the Town of Collingwood was prepared for and recommended to the Council of the Corporation of the Town of Collingwood.

This Amendment to the Official Plan of the Town of Collingwood was adopted by the Council of the Corporation of the Town of Collingwood in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, c. P.13, as amended, by By-law No. 2019 - _____ passed on the 2019.

Mayor

Clerk

(ii)

THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW NO 2019 - _____

**Being a by-law to adopt Official Plan Amendment #__
to the Official Plan for the Town of Collingwood**

WHEREAS the Council of the Corporation of The Town of Collingwood held a public meeting on the _____, 2019 respecting the proposal to change the land use designation on the subject lands;

AND WHEREAS the Council has given serious consideration for the need to adopt an amendment to the Official Plan of the Town of Collingwood to permit said land use designation;

AND WHEREAS the Council has determined that said land use designation is appropriate and desirable for the development of the subject lands;

The Council of the Corporation of the Town of Collingwood, in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P.13, as amended, hereby ENACTS as follows:

1. THAT Amendment No. _____ to the Official Plan of the Town of Collingwood, being the attached text and schedules, is hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the County of Simcoe for approval of the aforementioned Amendment No. _____ to the Official Plan of the Town of Collingwood.

ENACTED and passed this

2019.

Mayor

Clerk

AMENDMENT No. ____
TO THE OFFICIAL PLAN OF THE
TOWN OF COLLINGWOOD

PART 1 – THE PREAMBLE

1.1 TITLE

This Amendment, when approved by the County of Simcoe, shall be known as Amendment No. ____ to the Official Plan of the Town of Collingwood.

1.2 COMPONENTS

This Amendment consists of the Text as attached hereto. The preamble does not constitute part of the actual Amendment, but is included for convenience purposes.

1.3 PURPOSE OF THE AMENDMENT

The purpose of this Amendment to the Official Plan of the Town of Collingwood is to re-designate the lands to permit a site specific policy to allow development on the lands with an 18 metre setback to the Pretty River where the Official Plan provides that, All development, including storm water management facilities shall be set back a minimum of 30 metres from the stable top of the bank of the Pretty River or shall be located outside the 1:100 Year floodplains, whichever is greater.

1.4 LOCATION

This Amendment applies to those lands described as Part West ½ Lot 41, Concession 7, Nottawasaga, being Part 1, Plan 51R33507, Town of Collingwood. The lands are known municipally as 360 Raglan Street, Town of Collingwood, County of Simcoe.

1.5 BASIS OF THE AMENDMENT

This Amendment has been submitted in order to facilitate the expansion of the existing industrial building on site, by allowing development at a setback of 18 metres from the stable top of the bank of the Pretty River and shall be located outside the 1:100 Year Floodplain.

PART 2 - THE AMENDMENT

2.1 PREAMBLE

The Amendment consisting of the schedule referred in Subsection 2.2 below constitutes Amendment No. _____ to the Official Plan of the Town of Collingwood.

2.2 DETAILS OF THE ACTUAL AMENDMENT

To include site specific text related to 360 Raglan Street as follows,

PART A)

To permit development on site based on a setback of 18 metres from the stable top of the bank of the Pretty River located to the west of the subject lands.

2.3 IMPLEMENTATION

Amendment No. ____ to the Official Plan of the Town of Collingwood will be implemented by the Town of Collingwood Zoning By-law No. 2010-040, as amended.

2.4 INTERPRETATION

The provisions of the Official Plan of the Town of Collingwood, as amended from time to time, regarding the interpretation of that Plan, shall apply in regards to this Amendment.

BY-LAW NO. 2019 - _____
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD

BEING A BY-LAW UNDER THE PROVISION OF SECTION 34 OF THE PLANNING ACT, R.S.O. 1990, C. P.13, AS AMENDED

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, permits a Council to pass a by-law prohibiting the use of land, buildings or structures within a defined area or areas;

AND WHEREAS Collingwood Zoning By-law No. 2010-040 is the governing By-law of the Corporation of the Town of Collingwood and such was finally passed by the Council of the Town of Collingwood on April 12th, 2010;

AND WHEREAS the Council of the Corporation of the Town of Collingwood has deemed it advisable to amend Collingwood Zoning By-law No. 2010-040, and thus implement the Official Plan of the Town of Collingwood;

AND WHEREAS Council deems that adequate public notice of the public meeting was provided and adequate information regarding this Amendment was presented at the public meeting held _____, and that a further meeting is not considered necessary in order to proceed with this Amendment;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF COLLINGWOOD ENACTS AS FOLLOWS:

1. THAT Schedule "A" of Collingwood Zoning By-law No. 2010-040, as amended is hereby further amended as it pertains to lands shown more particularly on Schedule "A" affixed hereto and forming part of this by-law, by rezoning the said lands from the Industrial Park (M2) zone to the Industrial Park (M2-XX) zone.
2. THAT Section 8.5 titled Industrial Exception Zones of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by revising the provisions of the zone classification of INDUSTRIAL PARK (M2-XX) ZONE as follows;
 - a) The following use is hereby added to the M2-XX zone;
 - Health Club
3. THAT Zoning By-law No. 2010-040 is hereby amended to give effect to the foregoing, but Collingwood Zoning By-law 2010-040 shall in all other respects remain in full force and effect.
4. THAT this By-law shall come into force and effect on the date it is enacted and passed by the Council of the Corporation of the Town of Collingwood, and subject to notice hereof being circulated in accordance with the provisions of the Planning Act and Ontario Regulation 545/06, and if required as a result of such circulation the obtaining of the approval of the Local Planning Appeal Tribunal.

ENACTED AND PASSED this

2019.

MAYOR

CLERK

From: "CheerCore Inc ." <cheercoreinc@gmail.com>

Date: June 6, 2019 at 9:25:19 PM EDT

Subject: 360 Raglan Street

To Whom it May Concern:

CheerCore has been operating in Collingwood, Ontario for over a decade now. Throughout this time we have built our program up to serve over 100 families with kids in both competitive and recreational classes. We have established a name as one of the top competitive cheerleading training facilities in Ontario, and for this reason, we train athletes not only from Collingwood, but from approximately an hour in nearly every direction outside of our small town. Each week, competitive athletes travel to our training facility from Owen Sound, Barrie, Midland, and Alliston. We even have three particularly dedicated athletes who travel from Pickering, downtown Toronto, and Mississauga! These families drive their children to Collingwood week after week, and shop and dine locally while their athletes train with their teams at CheerCore.

Unfortunately, when the Town of Collingwood sold the local airport, we lost our training space there due to re-zoning. Since then, we have been fighting an uphill battle to find a new home.

We require a facility with a minimum of 18ft ceiling clearance and a minimum of 50ftx40ft of open floor space for our spring floors. Due to the major lack of industrial zoned spaces in Collingwood, everything that fits our requirements has already been rented, or is owned by a landlord who refuses to sub-divide for less than a 10,000 square foot space. Adam Garbutt understands our struggle and has been the only local landlord who has offered to help so that our successful business and training facility does not disappear from the area all together.

We are requesting the town's support in our endeavour to keep CheerCore in Collingwood, which is where the program first started. Last year, we were able to expand CheerCore by opening a second training facility in Barrie, Ontario. Right now, all of our competitive athletes have been redirected to that training facility for the rest of the summer... We want to get these families back to the Collingwood area, stimulating the economy by shopping at local businesses while their children are training at our gym, but we need your help to make that a reality!

Initially, we were hoping to be moved into our new space by September 2019. Due to delays with the re-zoning process, we are worried that this might not be able to happen. Our cheer families have been so supportive of us because we have many long-standing relationships and they know that CheerCore offers the best training in the area. However, we can't expect this type of commitment from our members for an extended period of time and are worried that their carpooling struggles may be too hard to manage past the summer months, which is as close to an 'off season' as our training gets.

Once September rolls around, we move into minimum twice-per-week training sessions as our first competition takes place in early November.

We need to get into our new home as soon as possible in order to keep our business running smoothly. We have already had to forfeit all local recreational programming for the summer, which means that we have lost a significant amount of revenue and quite a few potential clients.

Furthermore, competitive cheerleading has officially been recognized by the International Olympic

Committee and Cheer Canada has just been granted provisional recognition as the national governing body for our sport. This means that our sport could be included in the Olympics as early as Tokyo 2020, and we want to make sure that athletes from the Simcoe County area can continue to train so that they might be contenders for the Canadian National team one day. CheerCore currently has two high-level teams who are training to attend The Cheerleading World Championships in April of 2020 and the National Cheerleaders Association (NCA) Championship in Dallas, Texas, in March of 2020. You may recall that CheerCore Collingwood was the FIRST Canadian gym to win an NCA title back in 2015, and we were covered on the local news. We hope to do this again in 2020, and have high hopes of bringing home a World title someday soon as well.

Please help us keep our dream alive by granting the necessary zoning amendments so that we can continue to create top-notch local athletes!

Sincerely,
Samantha Thomas & Sahil Mulla, Co-Owners
CheerCore Inc.
705-446-4550
www.CheerCore.ca