

PLANNING JUSTIFICATION REPORT

Zoning By-Law Amendment

2 Old Mountain Road

Town of Collingwood

Date:

December 12, 2020

Prepared for:

Crestpoint Real Estate (Blue Mountain) Inc.

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1.0 INTRODUCTION

MacNaughton Hermesen Britton Clarkson Planning Limited (“MHBC”) has been retained by Crestpoint Real Estate (Blue Mountain) Inc. (hereinafter “the Owner”) to seek amendments to the Town of Collingwood Zoning By-law to allow a proposed Pet Store use that includes training at the Blue Mountain Centre located at 2 Old Mountain Road.

Blue Mountain Centre is a shopping centre which contains a range of retailers and services for those living within the Town of Collingwood and the surrounding area. The site currently accommodates over 6,000 square metres of commercial uses in four buildings which host the following establishments: Galaxy Cinemas, Little Ed’s Ski & Bike Shop, Staples, Georgian Audio Video, Crystal Palace and Sleep Country. We note that Sleep Country was recently given site plan approval and is in the final stages of construction and is set to open early next year. The intent is that the proposed Pet Store use would occupy existing floor space area within the existing commercial centre, and therefore no new gross floor area is proposed. The proposed pet store will use the existing building where animals or birds as pets are sold, kept for sale or groomed and will include pet training. The proposed Pet Store use will contribute to the wide range of retail services that cater to the permanent and seasonal residents within the Town and the surrounding regional area.

For the purposes of this Planning Report, the Owner’s retail store at 2 Old Mountain Road shall hereinafter be referred to as the “Site”, “Subject Site” or “Subject Lands” and the Owner’s proposed concept plan shall hereinafter be referred to as the “Concept Plan” or “Site Plan”.

This Planning Report has been prepared for, and provides justification for the Zoning By-law Amendment application specific to the Concept plan, addressing relevant planning policy and regulations applicable to the following Proposal. In order to facilitate the proposed Pet Store it is the intent of this submission to receive a Zoning By-law Amendment for the subject lands to allow for a Pet Store to be a permitted use.

2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

As shown on Figure 1, the Subject Lands are located to the West of Balsam Street, on the North side of First Street Ext. The proposed location for the proposed Pet Store is intended to be the north building in the Blue Mountain Centre retail plaza. The site area is 25,936.8 square metres (6.41 acres), with a frontage of approximately 360 metres along Old Mountain Road and a lot depth of 214 metres.

The Shopping centre is comprised of four (4) existing buildings which provide retail and entertainment services within them. The shopping centre 6,221.6 square metres of commercial uses and provides 369 parking spaces by way of a minor variance

The surrounding land uses (as shown in Figure 1) that exist within the immediate area of the Subject lands include:

- | | |
|---------------|--|
| NORTH: | Opposite Old Mountain Road is another retail plaza which consists of retailers, a restaurant and a motor vehicle gasoline station. |
| EAST: | Opposite Balsam Street is a hotel and multiple restaurants. These uses are accommodated by 1 and 2 storey buildings. |
| SOUTH: | Opposite of First Street is another commercial plaza, anchored with a food store, and hotel as well as multi-tenant commercial building. |
| WEST: | To the West, opposite of Old Mountain Road is a restaurant and commercial uses. |



Figure 1
Location Map

LEGEND
[Red Outline] Subject Lands

DATE: November 19, 2020

SCALE: N.T.S



2 Old Mountain Road
Collingwood, Ontario



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3.0 CURRENT PLANNING STATUS

The subject Lands are designated as a “Regional Commercial District” in the Town of Collingwood’s Official Plan. These lands are intended to provide a wide range of retail, entertainment and service commercial facilities that cater to both the permanent and seasonal residents of the Town and the surrounding community. The uses permitted in this area include department stores, retail commercial establishments, general merchandise stores, home centres, home improvement stores, restaurants, and business, and personal services.

The Town of Collingwood Zoning Bylaw, zones the subject lands as a “Regional Commercial Zone” (C2) with exception 4. The site permits a number of retail and service commercial uses, with the exception of department stores, food supermarkets, home and auto supply stores, home centres and warehouse membership clubs. The Zoning By-Law does not identify the proposed Pet Store as a permitted use. A Pet Store is defined in the Collingwood Zoning By-law as the use of land of building where pets, such as animals or bird are sold, kept for sale or groomed, but does not include the breeding or overnight boarding of pets.

An application to amend the current Zoning Bylaw has been submitted, in addition to this planning justification, to permit the use of a site specific pet store within the Regional Commercial Zone (C2), as it will contribute to the wide range of retail services that cater to both the local and surrounding area of Collingwood.

4.0 DESCRIPTION OF PROPOSAL

The Owner is seeking a site specific Zoning By-law Amendment in order to permit the use of the proposed Pet Store in the Regional Commercial Zone, Exception 4 (C2-4). The intent is to permit a retailer which sells merchandise for domesticated animals. This retailer has a large presence in the greater Toronto Area and also offers unique pet services which include pet training and grooming as well as in-store pet adoptions. Given that there is a fee associated with the pet adoption, this service should be equated to the sale of animals.

The proposed Pet Store intends to facilitate the sale of pet accessories, pets, and provide grooming services for pet owners. In addition, the proposed Pet Store will also include pet training. As previously noted, there is no change to the existing plaza, parking area, or access points. The intent is that the proposed use will occupy vacant space within the existing gross floor area to allow a greater variety of services at the existing retail commercial centre. This would be undertaken by occupying existing commercial space. Depending on the nature of vacancies this area could range from approximately 1,700 to 2,000 square metres depending on available commercial space. A copy of the existing site plan is provided as Figure 2.

As noted, there is no intention of new gross floor area being added but rather to ensure that the proposed Pet Store could operate within existing commercial spaces should additional vacancies occur. The Official Plan notes a minimum gross leasable area requirement of 370 square metres for a Regional Commercial District within the Official Plan, as such the requested permission would be supported by the Official Plan policies given the proposal exceeds this minimum threshold.

The following documents have been submitted in support of the application as required by the pre-consultation meeting held on November 2, 2020.

Zoning By-law Amendment:

A Site Specific Zoning By-law Amendment application is required to implement the proposed Pet Store on the Subject Lands. Given the proposed Pet Store use includes pet training, this application would seek to define a site specific Pet Store for the Subject Lands and add the use to the list of permitted uses within the C2-4 zone.

A copy of the draft Zoning By-law Amendment has been attached as **Appendix A** to this report.

5.0 PLANNING ANALYSIS

The following is a review of the land use policy and regulation applicable to the Subject Lands and how they meet those policies and regulations.

5.1 Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan for the Greater Golden Horseshoe (hereinafter referred to as the “Growth Plan” came into effect on May 16, 2019 and is applicable to the subject lands. The following is a summary of the policies applicable to the proposal and how they have been addressed.

Section 1.2.1 of the Growth Plan outlines the guiding principles which are to guide development in the Greater Golden Horseshoe. It wishes to:

- Support the achievement of *complete communities* that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime.

This is supported by Section 2.2.1.2(a), that notes that the vast majority of growth will be directed to settlement areas that:

- i) Have a delineated built boundary;
- ii) Have existing planned municipal water and wastewater systems; and,
- iii) Can support the achievement of completed communities

Section 2.2.4.4(a) also notes that applying the policies of this plan will support the achievement of complete communities that feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities.

This is further emphasized by Section 6.3.2(c) which provides additional, more specific direction for municipalities in the Simcoe Sub-area with primary settlement areas in their official plans to:

- *Plan to support the achievement of complete communities within primary settlement areas*

The proposal supports the Growth Plan’s goals and policies of creating *complete communities* as the introduction of a proposed Pet Store that provides pet grooming, training and sales will provide a service to the community that is not currently available in this location. The existing site of the proposed Pet Store is serviced by public transportation infrastructure and located in a popular shopping destination. The ease of access and location facilitate its use for local residents and people from the surrounding area. The proposed Pet Store will be within walking distance to a range of other services, which may be utilized by its customers.

The Site is designated as a “Regional Commercial District” in the Town of Collingwood’s Official Plan. Given that the purpose of this application is to permit a proposed pet store use in a commercial zone, we do not

believe it is a matter that gives rise to policies of the Growth Plan other than to provide an additional service in an existing retail area.

Based on the above, it is concluded that the proposed Zoning By-law Amendment is in conformity with the relevant policies of the Growth Plan.

5.2 Provincial Policy Statement (2020)

The Provincial Policy Statement 2020 (hereinafter referred to as the “PPS”) was approved by the Ministry of Municipal Affairs and Housing on May 1, 2020 and is applicable to the Subject Lands.

The following is a summary of policies within the PPS applicable to the Subject Lands and how they have been addressed.

Section 1.1.1 Sets out the components for sustaining a healthy, liveable and safe community:

- a) Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) Accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long term care homes), recreation, park and open space, and other uses to meet long-term care needs;
- c) Avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) Avoiding development and land use patterns that would prevent the efficient expansion of *settlement areas* in those area which are adjacent or close to *settlement areas*;
- e) Promoting the integration of land use planning, growth management, *transit-supportive* development, *intensification* and *infrastructure* planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- f) Improving accessibility for persons with disabilities and older person by addressing land use barriers which restrict their full participation
- g) Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;

The existing development contributes to a healthy, liveable and safe community by i) utilizing an existing unit in a retail plaza for a use that would contribute to economic growth ii) maintaining a development that is consistent with the surrounding land use pattern, which has no implications in terms of environmental or public health and safety to the community; and iii) has already been developed in a manner which provides barrier-free services and utilizes existing infrastructure. As previously mentioned, no new development is proposed on the Subject Lands.

Section 1.1.3.2 states that land use patterns within *settlement areas* shall be based on densities and a mix of land uses which:

- a) Efficiently use land and resources
- b) Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) Support active transportation

- d) are transit-supportive, where transit is planned, exists or may be developed; and

Section 1.1.3.4 identified that appropriate development standards should be promoted which facilitate *intensification, redevelopment* and compact form, while avoiding or mitigating risk to public health and safety.

The proposed applications will facilitate the intensification of an existing site in a compatible manner with the surrounding area. The proposal will utilize existing vacant space with no impact to access, parking or to the surrounding area.

Section 1.6.3 States that before consideration is given to developing new infrastructure and public facilities:

- a) the use of existing infrastructure and public service facilities should be optimized; and
- b) Opportunities for adaptive re-use should be considered, wherever feasible.

The proposal intends to adaptively re-use the existing infrastructure at the Blue Mountains Centre by utilizing anticipated vacant space. The utilization of existing infrastructure and public service facilities will effectively reduce the need for new materials and minimize the proposal's environmental footprint.

Section 1.6.6.1 states that planning for sewage and water services shall direct and accommodate expected growth and development in a manner that promotes efficient use and optimization of existing municipal sewage services and municipal water services.

The proposal is for the re-use of an existing building, which intends to maintain connections to the existing municipal water and sewer services, and will not require the establishment of new, unplanned municipal services.

Section 1.6.6.2 States that *municipal sewage services* and municipal *water services* are the preferred form of servicing for settlement areas. *Intensification* and development within settlement areas on existing municipal *sewage services* and municipal *water services* should be promoted, wherever feasible.

As mentioned previously, the proposal is for a unit that already exists on a retail plaza. Therefore, this proposal will utilize existing municipal sewage services and municipal water services and will promote the efficient use of infrastructure.

Section 1.6.7.2 States that efficient use shall be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.

The location of the proposal is within the existing Blue Mountain Centre retail plaza. The plaza is within close proximity to a major transportation corridor (Balsam Street), which provides easy access by means of existing road networks. Additionally, the plaza is also serviced by three public transit routes.

Based on the above, it is concluded that the proposed amendment is consistent with the relevant policies of the Provincial Policy Statement.

5.3 County of Simcoe Official Plan

The Official Plan of the County of Simcoe (hereinafter referred to as the “Approved County OP”) was adopted on November 25, 2008 and was granted partial approval by the Ontario Municipal Board (OMB) on April 19, 2013 which included texts and some schedules. Several site-specific appeals to the County’s Official Plan still remain in effect. For the purpose of this review, a December 29, 2016 copy was reviewed.

The Approved County OP designates the Subject Lands as “Settlements” designation according to Schedule 5.1: Land Use Designations (Figure 3).

Part 3 of the Approved County OP identifies Settlement Areas. We have reviewed these policies with respect to the application.

Section 3.5.2 states that the policies of the approved County Official Plan supports to develop a compact urban form that promotes the efficient use of land and provision of water, sewer, transportation, and other services. The addition of the proposed pet store to the Subject Lands will contribute to the compact urban form as it will provide a new service in an existing retail plaza which caters to a wide range of customers in both the local and surrounding area. The service also supports transit as it is located in a locale that is well serviced by the public transit system. Additionally, the proposed pet store, will utilize existing water and sewer services, making efficient use of the land.

Section 3.5.4 States that development is to promote development forms and patterns which minimize land consumption and servicing costs.

The proposed development is to allow a greater diversity of commercial services within an existing commercial centre. No new services are proposed as the proposed use will utilize anticipated vacant space and not require any additional land consumption.

Section 3.5.26 notes that settlements, and the downtowns and main streets of primary settlement areas, shall be promoted as focal points for residential, commercial, and institutional uses, through the following:

- Establishing safe and pleasant pedestrian environments which encourage movement by foot and bicycle and transit
- Development of attractive streetscapes

The Subject Property is a popular retail plaza which caters to both local residents and visitors from surrounding areas, making it a focal point for shopping activities. The addition of a Pet Store will provide a greater variety of commercial uses available. In turn, it will support movement through walking, cycling and transit as it is well serviced by public transit and walkways that connect each store throughout the shopping plaza.

Section 4.5.42 speaks to promoting improved air quality through land use development patterns that promote compact and mixed use development, transit usage where appropriate, alternative transportation and active transportation systems, as a means of fostering maintenance and improvement of air quality.



Figure 3
Official Plan
 Schedule 5.1 Land Use Designations

2 Old Mountain Road
 Collingwood, Ontario

LEGEND Subject Lands Settlements		Agricultural Greenlands Country Road	Built Boundaries Provincial Highway Streets
DATE: November 19, 2020		SCALE: N.T.S.	

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The addition of a Pet Store in the existing retail plaza will provide a new service that was not otherwise available in the area. The proposal has the potential to improve air quality by decreasing car trips by residents and visitors who require such service. Additionally, the Site is serviced by public transit and within walkable distance to other retail stores, in turn, supporting transit usage and active transportation.

Section 4.7.9 speaks to ensuring the sewage and water services are used efficiently and optimized to direct and accommodate expected growth or development. The proposal is to permit a new use to an existing building, and will not require the establishment of new, unplanned municipal services. Meaning, that the proposed Pet Store will support the efficient use of sewage and water services as no new infrastructure will be put in place because it will use the same services as the previous tenant.

Based on the above, it is concluded that the proposed amendment conforms to the relevant policies of the County of Simcoe's Approved Official Plan.

5.4 Collingwood Official Plan (2019)

The Town of Collingwood's Official Plan was consolidated in January of 2019 and applies to the Subject Lands. The current version includes all amendments made up until January of 2019.

The subject property is designated as a Regional Commercial District, as per Schedule 'A': Land Use Plan Map in the Official Plan (Figure 4). Within Schedule 'F': Urban Structure Map, The Town of Collingwood identifies the Subject Lands as a Mixed use Intensification Area (Figure 5) which is located along an Arterial, within Schedule 'D': Transportation Plan (Figure 6).

The Official plan states that Collingwood functions as the major commercial centre for northwest Simcoe County and northeast Grey County as it is a trade area and popular tourist destination for residents in the Greater Golden Horseshoe. As a result, there is a focus towards ensuring that the needs of the permanent population and visitors are balanced to ensure that the town maintains its small town character, while providing services which make the Town so popular.

Section 4.4 The Town of Collingwood uses a commercial structure which is organized into eight (8) commercial designations:

- Downtown Core
- Regional Commercial District
- Resort Commercial
- Mixed Use Commercial
- Highway Commercial
- Local Convenience Commercial
- Special Policy – Health Services
- Secondary Plan / Restrictive Commercial

Section 4.4.1 states that the Goals (OPA #10) of the commercial structure are to:

1. To strengthen Collinwood as a regional service centre
2. To provide the widest possible range of retail and other commercial services to residents of Collingwood, residents of the surrounding communities, and visitors.

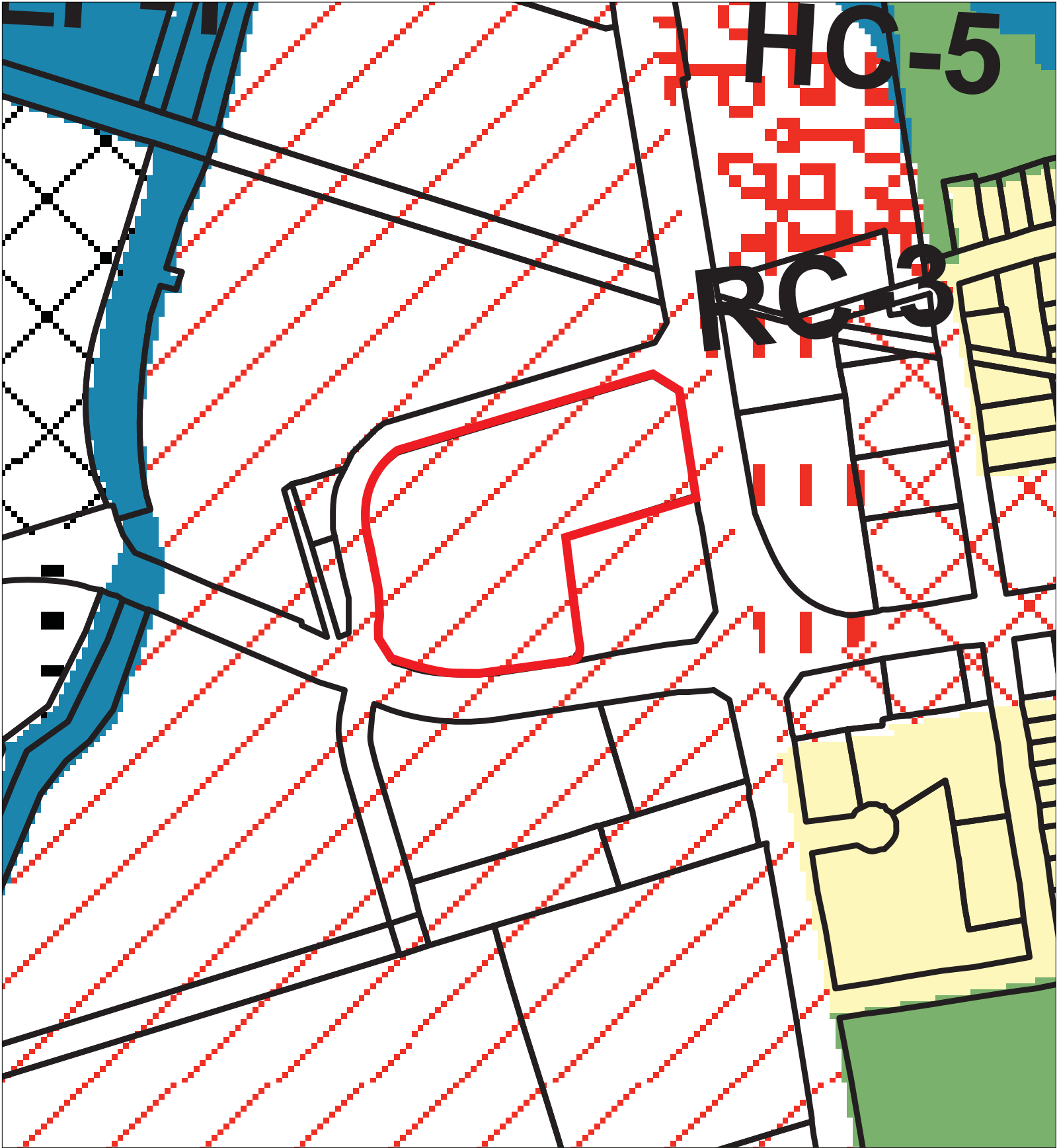


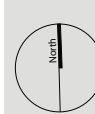
Figure 4
Official Plan - Schedule A
 Land Use

LEGEND

Subject Lands	Residential
Recreation	Regional Commercial District
Environment Protection	

DATE: November 19, 2020

SCALE: N.T.S.



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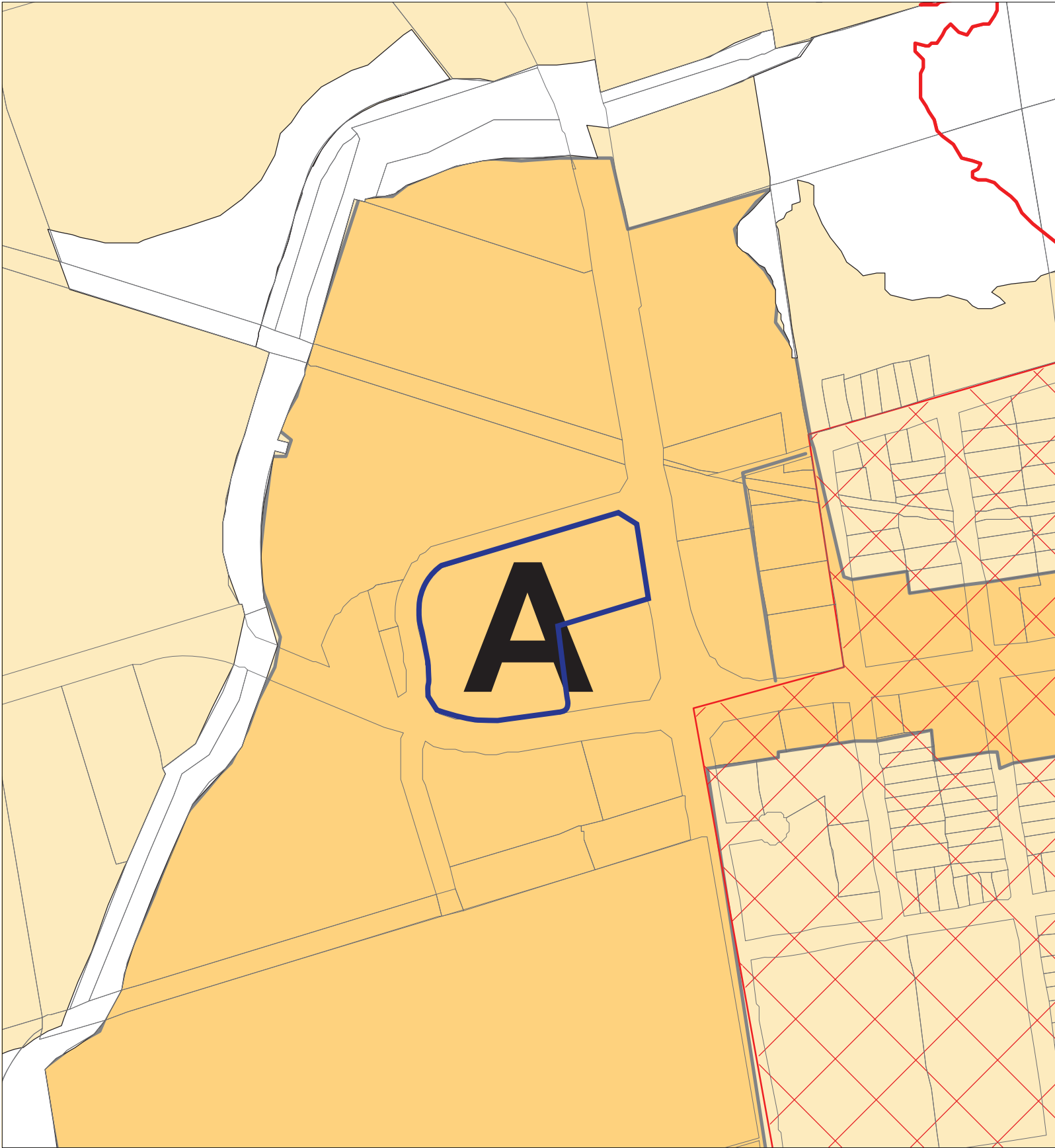




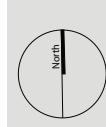


Figure 5
Official Plan - Schedule F
 Urban Structure

LEGEND	 Residential	C) Downtown Commercial Core
	 Subject Lands	D) Mixed Use Commercial-Hume Street
 Collingwood Intensification Area	 Mixed Use Intensification	A) Regional Commercial District
		B) Mixed Use Commercial-First Street Corridor

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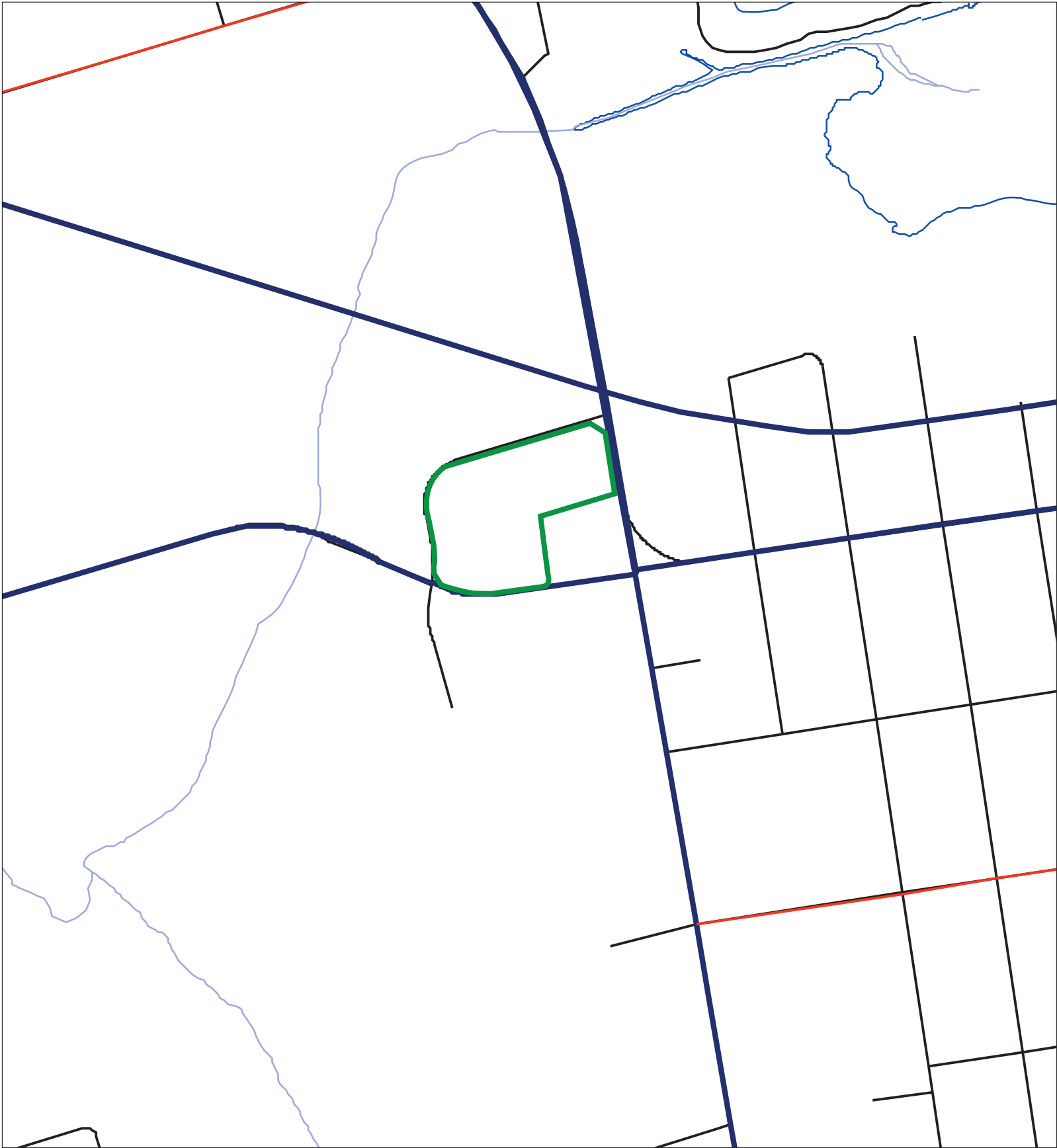




Figure 6
Official Plan - Schedule D
 Transportation Plan

2 Old Mountain Road
 Collingwood, Ontario

LEGEND

 Subject Lands

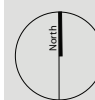
 Local Roads

 Collector

 Arterial

DATE: November 19, 2020

SCALE: N.T.S



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3. To protect and enhance the commercial role of the Downtown
4. To ensure a high quality of visual and functional character of all commercial areas in Collingwood.
5. To create a policy framework and land use structure that will guide public and private decisions on the location of commercial uses over the timeframe of this Official Plan.

The goal of these designations are to concentrate commercial facilities and services in areas that will provide the best range of retail and other commercial services to Collingwood residents and visitors from surrounding communities. As noted above in Figure 4, the subject property is identified as a Regional Commercial District. The proposal supports the goals of the commercial structure as it will further strengthen Collingwood as a major commercial centre by providing a wider range of retail to residents and visitors of Collingwood.

Section 4.4.2 Objectives (OPA #10) states that the objectives of Collingwood's commercial policy are:

1. To promote the continued strengthening of the Town's multifunctional downtown
2. To create opportunities for the commercial intensification and expansion of the downtown
3. To ensure the orderly expansion of retail and service commercial facilities in designated commercial areas
4. To ensure that new commercial facilities will not jeopardize the planned commercial function of the commercial areas defined in this Official Plan.
5. To ensure that commercial facilities are compatible with surrounding land uses
6. To ensure that commercial facilities meet all functional requirements such as traffic management, parking, and servicing
7. To ensure that commercial facilities achieve a high standard of urban design

The commercial structure guides the expansion of retail and service commercial facilities to ensure that they are compatible with surrounding uses and do not jeopardize the planned commercial function of commercial areas. Given that the proposal's primary function is retail and will utilize existing units in the retail centre, it is compatible with surrounding commercial uses. The proposed will also provide a new service that will enhance the commercial function of the area, rather than jeopardize it. The proposed will also meet all functional requirements as it will utilize existing traffic, parking and servicing infrastructure.

Section 4.4.5 states that Regional Commercial Districts are intended to provide for a wide range of retail, entertainment, and service commercial facilities that cater to the permanent and seasonal residents within the Town and the surrounding regional area. The Regional Commercial District provides a contiguously planned commercial precinct that functions as a single integrated location for larger regionally oriented commercial establishments.

The proposal is aligned with the Official Plan Regional Commercial District Designation as it will contribute to the wide range of retail services that are available to residents as well as visitors from across the Greater Golden Horseshoe due to the plaza's location at the corner of Highway 26 and First Street, two major Arterials with access to public transit. Additionally, the Official Plan permits retail commercial establishments in the Regional Commercial District, which includes Pet Store uses.

Additionally, the proposed Pet Store will not create new development as it will be located in an existing building that was formerly occupied by a restaurant. Given the difference in required parking rates, the overall parking requirement of the centre will actually decrease than what is currently required. There will also be no change to the access or site orientation of the overall centre through this application.

Section 4.4.5.1 states that in order to better maintain the planned function of the Downtown Core, and differentiate its use with the Regional Commercial District, there shall be minimum unit sizes established for retail commercial establishments in the Regional Commercial District.

Given that the proposed Pet Store will be occupying existing commercial units that already exceed the minimum required unit size, the proposal will not conflict with the unit size requirements specific to the Regional Commercial District specified in Section 4.4.5.2 below.

Section 4.4.5.2 of the Official Plan provides for area specific policies for the Regional Commercial District. Area A – North of First Street Extension permits a range of retail and service commercial uses (Figure 5). More specifically, Area A permits uses such as food supermarket, department store, a home and auto supply store, motor vehicle gas station, government offices, restaurants, and places of entertainment. However, financial institutions and other office uses are prohibited. Area A is also subject to the following requirements:

- Units shall have a minimum gross leasable area of 370 square metres; except that,
- A maximum of one (1) retail unit with a minimum gross leasable area of greater than or equal to 280 square metres and less than 370 square metres shall be permitted on a pro rata basis for each 1.45 hectares of land designated Regional Commercial District; and,
- The minimum gross leasable area requirement shall not apply to the other retail stores within the existing enclosed shopping centre and Building Pad “J” as depicted on the registered Site Plan.

The intent of the above noted Official Plan policy is to differentiate the planned function of the Downtown Core and the Regional Commercial District through minimum unit sizes. These minimum unit sizes are specific to areas outlined in the Official Plan. The proposed Pet Store is located in Area-A – North of First Street Extension, which has a minimum unit requirement of 370 square metres. The proposed use is anticipated to be a minimum of +/- 1,600 square metres with opportunity to expand should additional vacant space be available, exceeding the minimum requirement for the area.

Section 4.3.2.1.4 States that In addition to being designated as a Regional Commercial District, the Subject Lands are also within a Mixed-Use Intensification Area. The Town identifies these areas with the potential to accommodate higher densities within a mixed use setting while being in close proximity to community services, employment opportunities and amenities. The Town has three types of Mixed-Use Intensification Areas in the Official Plan.

- Regional Commercial District (RCD)
- Mixed Use Commercial
- Downtown Commercial Core

Similar to the Towns commercial structure, the Subject Lands are designated as a Regional Commercial District under the Mixed Used Intensification Area designation. The proposal is within proximity to residential areas, contributing to the number of services and amenities that are available to current and future residents as the area continues to grow.

Section 5.3.3.1 Says that Arterial roads are designed to carry large volumes of traffic between major traffic-generating areas and/or other Arterial roads (Figure 6). Access to Arterial roads from abutting properties is to be kept to a minimum and access and is not permitted where a traffic hazard would be created. The

proposed development supports the role of Arterial roads as it provides a service to individuals traveling between the traffic generating areas. Additionally, new access points into the plaza will not be required as the proposed Pet Store will be located within an existing building in the retail plaza.

Based on the above, and given that the intent is to add to the wide range of commercial services available, it is concluded that the proposed amendment conforms to and continues to upkeep the relevant policies of the Collingwood Official Plan.

5.5 Town of Collingwood Zoning By-Law No. 2010-040

The Zoning By-law for the Town of Collingwood was adopted by Council on April 12, 2010. The Zoning By-law was subject to various appeals that have either been resolved or remain before the Ontario Municipal Board (OMB). On June 30, 2010 the OMB approved the Town of Collingwood Zoning By-law, save and except for the appealed portions/provisions.

The Subject Lands are currently zoned “Regional Commercial Zone, Exception 4” (C2-4) within the Town of Collingwood’s Zoning By-law 2010-040 (Figure 7).

Within the Regional Commercial Zone, a wide variety of uses are permitted including:

• Accessory sales outlet	• Hardware store (I)
• Adventure game	• Health club
• Ambulance service	• Home & auto supply (I)
• Arcade	• Home centre
• Art gallery (I)	• Home improvement store (I)
• Assembly hall	• Laundromat
• Business service establishment	• Life skills centre
• Catalogue store (I)	• Motor vehicle supply outlet (I)
• Catering service	• Museum
• Commercial parking lot	• Open market
• Commercial school	• Personal service shop
• Community garden	• Pharmacy (I)
• Computer and software store (I)	• Place of entertainment
• Convenience store (I)	• Pool and spa store (I)
• Convenience centre	• Refreshment vehicle (j)
• Custom workshop	• Repair shop
• Day care centre	• Restaurant
• Department store (I)	• Retail commercial establishment
• Dry cleaner’s establishment	• Self-Brewery
• Dry cleaning distribution Outlet	• Shopping centre (I)

• Electronics and appliance store (l)	• Speciality food store (l)
• Equipment rental	• Sporting equipment sales (l)
• Fabric & textile sales outlet (l)	• Storage, outside display and sale (d)
• Food supermarket (l)	• Video outlet (l)
• Furniture store (l)	• Warehouse member ship club (l)
• Garden supply outlet (l)	• Wholesale outlet
• General merchandise store (l)	

(d): The outside display and sale of goods and materials is permitted on a portion of a lot in conformity with the following provisions:

- i) Where a front or exterior yard is required, the area is used for outside display and sales in these yards shall be separated from any adjacent street line by a buffer area of a minimum width of 3.0 m and;
- ii) The maximum height of outside display and sales of goods and materials shall be 6.0 m
- iii) No outside display and sale of goods and materials shall be permitted in any yard abutting a Residential Zone.

(j): The maximum number of refreshment vehicles permitted shall be one (1) per lot.

(l): Shall have a minimum gross leasable area of 370 square metres

As noted above, Exception 4 includes additional regulations that set out site specific regulations with respect to permitted uses, overall gross floor area and parking requirements.

Exception 4 does not permit a number of uses which include a Department store, Food supermarket, Home and auto supply store, Home centre, and Warehouse membership club use on the property. As the non-permitted uses do not include the sale or grooming of pets, the proposal does not conflict with the restricted uses listed above.

In terms of the proposed Pet Store use, we note that the Town of Collingwood Zoning By-law defines "Pet Store" as follows:

"The use of land or building where animals or birds as pets are sold, kept for sale or groomed, but does not include the breeding or overnight boarding of pets."

The proposed use is generally in keeping with the above definition, however the proposed Pet Store would also include the training of animals (i.e. dogs) within the Pet Store itself. This is becoming more common in today's marketplace for larger Pet Stores, which include a variety of services such as grooming as well as pet adoption, which includes fees and therefore more akin to pet sales.

As mentioned previously, the proposed Pet Store is anticipated to occupy over 1,600 square metres of gross leasable area, exceeding the minimum requirement of 370 square metres. In terms of efficiency, the

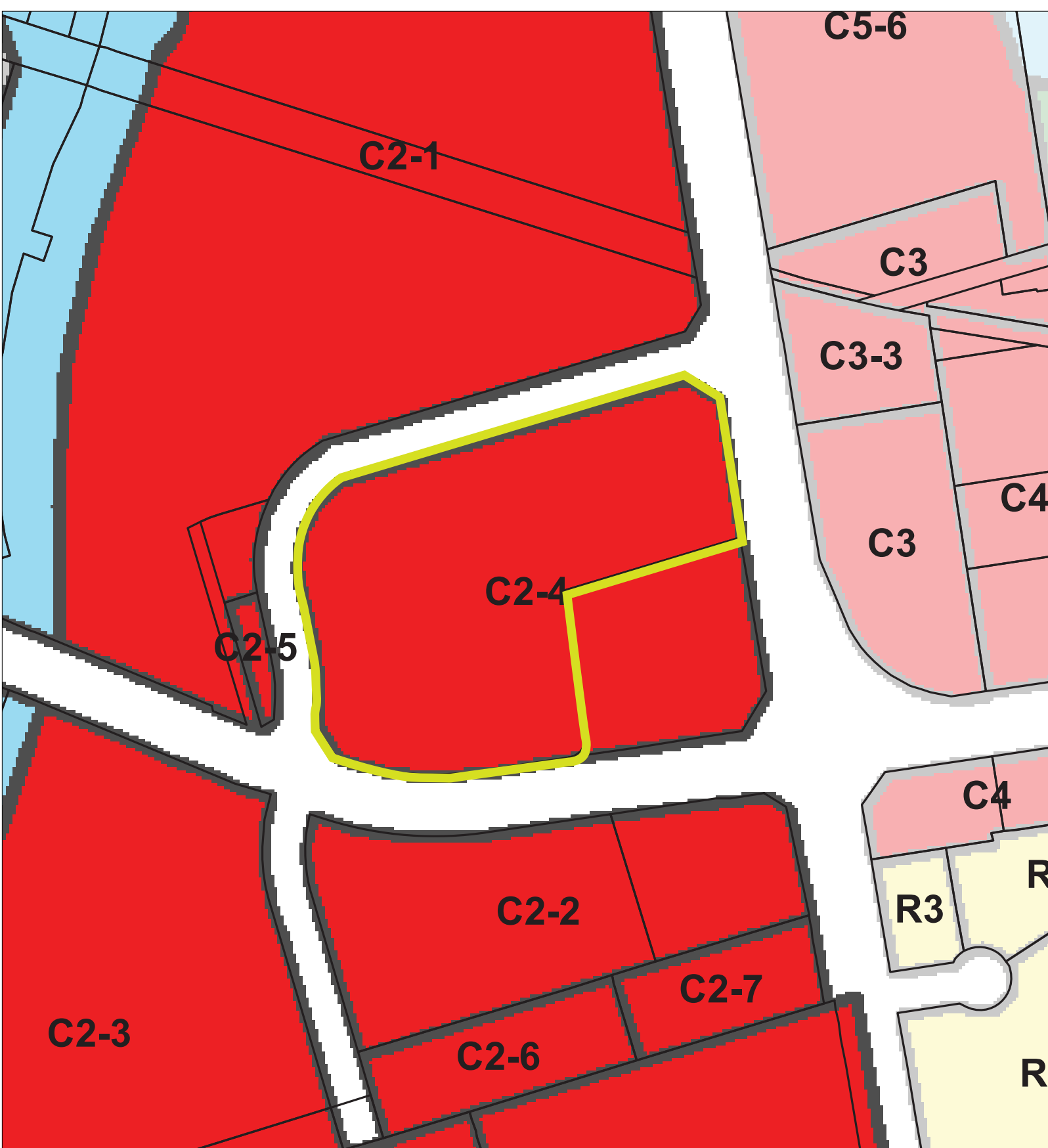



Figure 7
Collingwood Zoning By-Law
 Schedule A-Map12

2 Old Mountain Road
 Collingwood, Ontario

LEGEND

 Subject Lands

DATE: November 19, 2020

SCALE: N.T.S





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size of the unit will allow the proposed Pet Store to provide services that include the sale, grooming and training of pets that add value to the surrounding retail landscape that is composed of other retail commercial establishments. Additionally, the proposal will use land efficiently as it will utilize existing municipal services and will not require any new development or outside storage to facilitate the use. The introduction of the proposed Pet Store use will not have an impact to the overall gross floor area, parking requirements, or accesses as the intent is to utilize the existing building on the property.

Pet Stores under the Collingwood Zoning By-law are typically found within a Mixed-Use or Highway Commercial zone. The intent of these zones is to provide a wide range of commercial uses that would service both residents and visitors due to their location to transportation infrastructure and other services. Given the location of the Subject Lands, it meets both the criteria as it is located within a popular shopping centre, adjacent to an Arterial road with public transit. Although the Zoning By-law does not specifically permit Pet Store uses in the Regional Commercial zones, its use is permitted in commercial zones which share the same intent.

Section 5.15.1.1 of the Zoning By-law outlines the required number of parking spaces which is based off the type of use within a unit. The plaza provides 369 parking spaces by way of minor variance to accommodate the movie theatre, retail units and the restaurant uses. The current intent is that the proposed Pet Store will be replacing existing restaurant space and therefore would reduce the overall parking requirement for the shopping centres as a whole. The Collingwood Zoning By-law does not identify a specific parking rate for a Pet Store. As such, a Pet Store use is considered "All other non-residential uses not specified above" which requires 3 spaces per 100 square metres of gross floor area. Given the intent is to occupy what is currently restaurant space, which requires 8 spaces per 100 square metres of gross floor area, the proposed Pet Store will not require additional parking, as it will result in a lower requirement of parking spaces needed at the overall centre.

As the proposal is not identified as a permitted use within the C2-4 zone, within Zoning By-law 2010-040, a Zoning By-law Amendment is required to implement the proposal. A Zoning By-law amendment application has been submitted to include a proposed Pet Store as a permitted use in the Regional Commercial District, Exception 4 zone (C2-4).

6.0 Summary & Conclusions

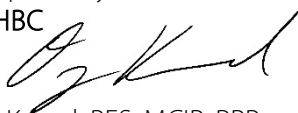
Based on this report, it is concluded that the proposal to permit the proposed Pet Store which pertains to the sale, grooming and training of pets in the Regional Commercial District zone, is in the public interest and represents good planning for the following reasons:

1. The proposed permitted use for the Subject Lands conforms to the Growth Plan by its contribution towards creating a complete community. The Proposal provides an additional service to a retail plaza aims to provide a wide range of services to the local and surrounding community. The Site is also located in proximity to local transit, utilizes full municipal services and existing infrastructure.
2. The proposed Zoning By-law amendment is consistent with the relevant policies of the Provincial Policy Statement. The proposal maintains the existing land use patterns, as it is for the purpose of commercial services in an existing building in a retail plaza. This proposal will also utilize existing municipal services and make use of existing public transit and transportation infrastructure.
3. The proposal is consistent with the relevant policies of the County of Simcoe's Official Plan as it supports compact development and offers a wide range of services that cater to both the local and surrounding community. This proposal also supports the County's Official Plan of efficiently using land as it will utilize existing municipal services, sewage and transportation infrastructure.
4. The proposal conforms with the Town of Collingwood's Official Plan as it supports the Plan's goal of providing the widest range of commercial services to residents of Collingwood, residents of the surrounding communities and visitors. The proposal also meets all functional requirements as it utilizes existing servicing and parking and does not change the orientation or access points to the retail plaza. Further, the proposal exceeds the minimum unit size threshold for this site.
5. The proposal will allow the building units to be utilized by a retailer that will provide a service that includes the sale of animals and birds, training, and grooming that was not otherwise offered in the greater shopping area.
6. The proposed Zoning By-law Amendment has been drafted to implement the proposed concept plan and incorporate the use.

Based on these conclusions, it is our opinion that the application for a Zoning By-law Amendment is appropriate and desirable, represents good planning, and should be considered for approval.

Respectfully submitted,

MHBC



Oz Kemal, BES, MCIP, RPP
Partner

Appendix A

DRAFT

**BY-LAW NUMBER 2020-XX
OF THE
THE CORPORATION OF THE TOWN OF COLLINGWOOD**



BEING A BY-LAW UNDER THE PROVISIONS OF SECTION 34 AND 36 OF
THE PLANNING ACT, R.S.O. 1990, C. P.13, AS AMENDED

WHEREAS Section 34 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 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 April 12th, 2010;

AND WHEREAS the Council of the Corporation of the Town of Collingwood has deemed it advisable to amend 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 XXXX, and that a further public 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 – Map 12" to the Zoning By-law No. 2010-040, as amended, is hereby further amended as it pertains to lands show more particularly on Schedule "A" affixed hereto and forming part of this by-law, by rezoning said lands from the REGIONAL COMMERCIAL DISTRICT EXCEPTION 4 (C2-4) ZONE TO THE REGIONAL COMMERCIAL DISTRICT EXCEPTION 4*XX (C2-4*XX) ZONE.
2. **THAT** Section 7.5 Commercial Exception Zones of By-law No. 2010-040, as amended is hereby further amended by adding the following new section:

“REGIONAL COMMERCIAL DISTRICT EXCEPTION FOUR – C2-4*XX ZONE

The following additional use shall be permitted:

- Pet Store

Notwithstanding the definition of a Pet Store, a Pet Store on the Subject Lands shall be defined as follows:

The use of land or building where animals or birds as pets are sold, kept for sale, groomed, trained, but does not include the breeding or overnight boarding of pets.”

3. **THAT** Collingwood Zoning By-law 2010-040 is hereby amended to give effect to the foregoing, but that 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, subject to notice hereof being circulated in accordance with the provisions of the Planning Act and Ontario Regulation 543/06 and 545/06, and if required as a result of such circulation the obtaining of the approval of the Ontario Municipal Board.

ENACTED AND PASSED THIS XX DAY OF XXX, 2020

Mayor

Clerk

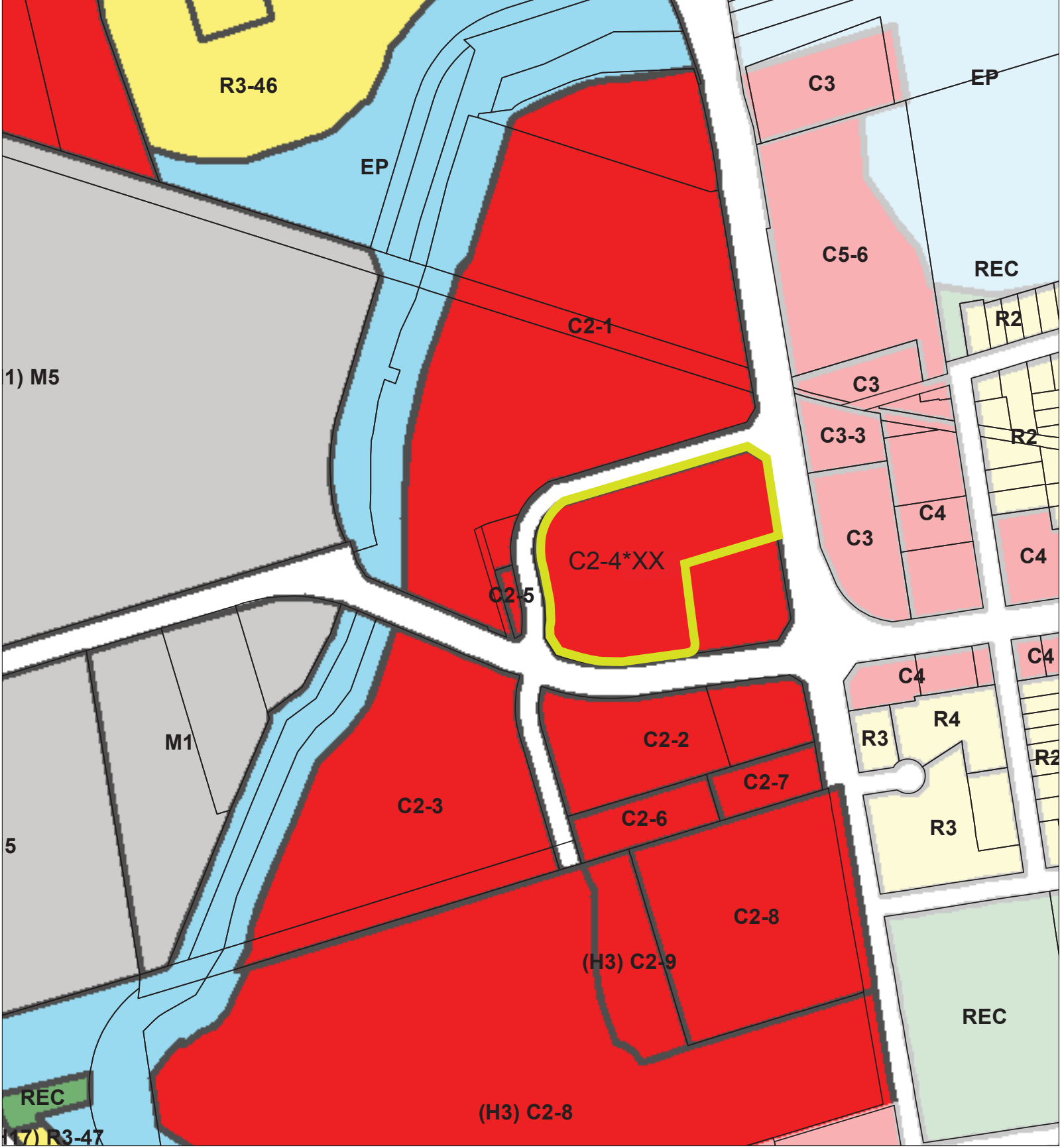



Figure 8
Proposed Zoning By-Law Amendment
Schedule A-Map12


2 Old Mountain Road
Collingwood, Ontario


LEGEND

 Subject Lands

DATE: November 19, 2020

SCALE: N.T.S





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