



**THE CORPORATION OF THE TOWN OF COLLINGWOOD
SITE PLAN APPLICATION**

PLEASE NOTE: THIS FORM has recently changed and is for interim use. Please Consult with the Planner – MARCH 30, 2016

TO: The Corporation of the Town of Collingwood ("Town")
P.O. Box 157, Collingwood, ON L9Y3Z5
C/o Planning Services
55 Ste. Marie Street, Unit 302

FILE NO.: D 11 417

APPLICATION FOR:

Project Name:

Collingwood Affordable Housing Project 2 Murray court, 120 Elm St., 1 High St
Please forward this application to your consultants and ensure plan congruency.

The submission is to be in accordance with the documents listed below and Check List (found on page 6). The documents are located at the following links:

The Urban Design Manual which can be found at <http://www.collingwood.ca/files/collingwood-urban-design-manual.pdf> ,
Development Standards http://www.collingwood.ca/files/Developmentstandards_0.pdf and the
Updated Planting Details
<http://collingwood.ca/files/PlaningDetailForDeciduousConiferousTreesAndShrubs.pdf>

Plans must be *folded separately with no binding strip (to keep the collection slim enough for our files)* to approximately 8 1/2" x 14" (216mm by 357mm). Collate the plans into three (3) complete sets held together by elastic bands. Your application is distributed electronically therefore we require digital information including documents, drawings, and supporting reports. The drawings are required in AutoCAD, DWG, and PDF file in release 2000 or newer. Submissions for OPA's and ZBA's must be submitted in draft format in .pdf and Word Format including the application description. Consult pages 5 & 6 of this application for a *Checklist of a Complete Submission*. **NB:** The expectation is that reviews will take place within 2 submissions therefore 3rd submission drawings will require a further \$500.00.

Site Plan Application **\$7,000.00**

Enclosed herewith is the fee of \$5,000.00 + \$2,000.00 contingency. Please note all 3rd submission drawing require an additional \$300.00

Site Plan Application for a building of less than 500 sq.m **\$5,000.00**

Enclosed herewith is the fee of \$3,000.00 + \$2,000.00 contingency. Please note all 3rd submission drawing require an additional \$300.00

Amendment to Site Plan Control Agreement **\$4,000.00**

Enclosed herewith is the fee of \$3,000.00 flat fee plus a \$1,000.00 contingency fee. Please note all 3rd submission drawing require an additional \$300.00

Minor Adjustment to Site Plan Control Agreement **\$1,500.00**

Enclosed herewith the fee of \$500.00 flat fee plus a \$1,000.00 contingency fee

Discharge of Site Plan Control Agreement **\$500.00**

Enclosed herewith the fee of:

(Original file number D11 _____)

Radio Communications – Protocol Conformity Review Process **\$5,900.00**

Enclosed herewith is the fee of: \$3,900.00 flat fee plus a \$2,000.00 contingency fee

Model Home Application-this is a D1205 number **\$5,900.00**

Enclosed herewith is the fee of \$3,900.00 flat fee plus a \$2,000.00 contingency fee
Please note all 3rd submission drawing require an additional \$300.00

The above application fees have been adopted and approved under By-law No 2015_106 by the Council of the Town of Collingwood.

NOTE: Our flat fee is non-refundable and payable upon submission of the application.

The Owner/Applicant/Agent acknowledges and agrees:

That all required application fees shall be paid in cash or by cheque made payable to the Town of Collingwood at the time of submission of the application. In the event that all fees are not paid in full at the time of submission the application shall be deemed incomplete. Contingency fees will be utilized to cover costs associated with this application when deemed necessary by

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the Town of Collingwood, i.e. professional consultants and legal advice. Any portion of the contingency fee not used in connection with the review and completion of an application will be returned. The applicant further agrees to pay any additional costs and expenses beyond the initial contingency fee, which shall be determined by staff of the Corporation of the Town of Collingwood in the event that the amount of the initial contingency fee taken is insufficient.

Is the property affected by the regulations of the following?

- | Yes | No | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are the subject lands within a Secondary Plan Area? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | the Town of Collingwood Heritage District |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The Nottawasaga Valley Conservation Authority referred to as the NVCA. (The NVCA will review your application and you must contact the NVCA at (705) 424-1479 for the fee amount) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The Grey Sauble Conservation Authority (G.S.C.A.) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The Source Water Protection Plan Intake Protection Zone or Wellhead Protection Area |

Matters to address:

- | Yes | No | |
|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Are the subject lands or uses impacted by any current municipal review initiatives? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Due-care will be taken to ensure plans are in agreement between development disciplines to ensure uniformity between all parties? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | I understand that all 3 rd submission drawings will require a further \$500.00 review fee. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Do the lands have full Municipal Services? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | I understand that Development charges for sanitary sewers and water servicing may apply as per By-law No. 2014-032 which is administered by the Treasury Department. Please contact Debbie Rowbotham, Deputy Treasurer for further clarification drowbotham@collingwood.ca |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | I understand that possible local improvement costs may apply? |

The Owner/Applicant/Agent acknowledges and agrees that:

In addition, under exceptional site circumstances, the Town may require further or other reports which it determines are necessary to address such exceptional circumstances.

The costs associated with all required studies shall be borne by the Applicant. Costs incurred by the municipality in engaging peer review consultants in order to evaluate the proposal and supporting submissions shall also be borne by the applicant. These reports are required electronically as well as in paper format. **And** as per OPA #16 the studies required may include any of the following:

<input type="checkbox"/> Active Transportation Report, supply 3 paper copies	<input checked="" type="checkbox"/> Illumination Study Report, supply 3 paper copies
<input type="checkbox"/> Affordable Housing Report, supply 2 paper copies	<input type="checkbox"/> Marina or Coastal Engineering Study, supply 3 paper copies
<input type="checkbox"/> Archeological Assessment , supply 3 paper copies	<input type="checkbox"/> Master Fire Plan , supply 3 paper copies
<input type="checkbox"/> Cultural Heritage Report, supply 2 paper copies	<input type="checkbox"/> Needs/Justification Report, supply 3 paper copies
<input type="checkbox"/> Environmental Site Assessment supply 4 paper copies	<input type="checkbox"/> Noise Study , supply 3 paper copies
<input type="checkbox"/> Environmental Impact / Natural Heritage Study, supply 4 paper copies	<input type="checkbox"/> Odour /Nuisance /Dust /Vibration Study, supply 3 paper copies
<input type="checkbox"/> D4 Landfill Study , supply 3 paper copies	<input checked="" type="checkbox"/> Parking Report/Analysis, supply 3 paper copies
<input type="checkbox"/> Economic Cost Benefit Impact Analysis , supply 3 paper copies	<input checked="" type="checkbox"/> Planning Report, covering letter, draft Official Plan Amendment and/or draft Zoning By-law Amendment , supply 2 paper copies
<input type="checkbox"/> Electrical Economic Evaluation Plan, supply 3 paper copies	<input type="checkbox"/> Shadow Analysis, supply 3 paper copies
<input type="checkbox"/> Fire Safety Plan, supply 3 paper copies	<input type="checkbox"/> Spray Analysis - Golf Courses, supply 3 paper copies
<input type="checkbox"/> Fisheries Impact Study, supply 3 paper copies	<input checked="" type="checkbox"/> Stormwater Management Report, supply 4 paper copies

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<input type="checkbox"/> Flooding, Erosion and Slope Stability Report, supply 3 paper copies	<input type="checkbox"/> Sustainability Analysis, supply 3 paper copies
<input checked="" type="checkbox"/> Functional Servicing Report 9, supply 3 paper copies	<input checked="" type="checkbox"/> Traffic Impact Study, supply 3 paper copies
<input checked="" type="checkbox"/> Geotechnical /Soil Stability Report , supply 3 paper copies	<input checked="" type="checkbox"/> Tree Preservation Plan, supply 3 paper copies
<input type="checkbox"/> Growth Management Report, supply 3 paper copies	<input checked="" type="checkbox"/> Urban Design Report including Architecture and Streetscape Design, supply 3 paper copies
<input type="checkbox"/> Heritage Impact Assessment, supply 3 paper copies	<input type="checkbox"/> Wellhead Protection Area - Risk Assessment Report, supply 3 paper copies
<input type="checkbox"/> Hydrogeological /Hydrology Study, supply 3 paper copies	<input type="checkbox"/> The studies required by Section 4.4.3.7 of this Official Plan

*Applicants please note: In order for the Agreement and Authorizing By-law to be presented to Council, Planning Services must create power point presentations. Upon all **final approval** comments being provided to the applicant, the Town requires updated electronic coloured building elevations as well as a coloured rendering of the final landscape plan. The Agreement and Authorizing By-law will be presented to the Standing Committee and/or Council. Please forward these up-to-date .pdf images to the Town planner assigned to the application and to bboucher@collingwood.ca following discussions with the planner. Your cooperation is appreciated.

TO BE COMPLETED BY APPLICANT:

Project Name:

Collingwood Affordable Housing Project

Project Address: 1 High Street, 17 High Street, and 130 Elm Street, Collingwood, ON

Project Description: Two affordable housing apartment buildings with government offices on the ground floor of one of the buildings

Legal Description: Lots 4 through 16, 19 and 20 of Registered Plan 1541

Assessment Roll #: 4331040000209200 4331040000209300 4331040000209400 PIN (Property Identifier No.): 582840006 582840008 582840009

Registered Owner & Contact Information (s): Simcoe County Housing Corporation (SCHC) c/o Brad Spiewak

Address: Street: 1110 Highway 26 City: Midhurst Postal Code: L9X 1N6

Land Line: 705-726-9300 ext. 1055 Cell Phone: _____

E-mail: bradley.spiewak@simcoe.ca Fax: _____

Communications are to be sent to the:

Please indicate if you are the Applicant, Consultant, or Project Manager?

Agent: MHBC Planning c/o Kris Menzies

Address: Street: 113 Collier Street City: Barrie Postal Code: L4M 1H2

Land Line: 705-728-0045 ext. 230 Cell Phone: _____

E-mail: kmenzies@mhbcplan.com Fax: _____

Project name:

Collingwood Affordable Housing Project

Registered Owner:

Simcoe County Housing Coporation (SCHC)

Agent:

MHBC Planning c/o Kris Menzies

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Zoning existing: Residential Third Density- R3 proposed if applicable: Residential Fourth Density Exception - R4-E

Official Plan existing: Residential proposed if applicable:

Site Information: Water – Municipal Yes Private (if applicable):

Sewer – Municipal Yes Private (if applicable):

Proposed

Uses: Two affordable housing apartment building with government offices on the ground floor of one of the buildings

Site Area (sq. m / ha): 15,709.7 sq. m. # of Units 147 units

Building Area (sq. m) proposed 2,760 sq. m. existing (if applicable) 1900 sq. m.

Mezzanine Area (sq. m) proposed existing (if applicable)

Exterior Materials & Colours

Legal Information for Agreement Preparation

Certificate of Title Required n/a Enclosed

Is the property mortgaged? No (Yes/No) Mortgagee: n/a

Do you anticipate a new mortgage being added in the near future? Unknown

Who has authority to bind the corporation? (Name and Title) Warden and County Clerk

Solicitor Contact Information: Zarah Walpole 705-739-4220 ext. 1627 - 70 Collier Street, Barrie, ON

OWNER'S AUTHORIZATION FOR AGENT

I/we (see attached authorization letter) authorize

to act as our agent(s) for the purpose of this application. (Signature of owner)

DATED at the of (City or Town) of (Which City or Town)

this day of 20

OWNER'S AUTHORIZATION FOR ACCESS

I/we, (see attached authorization letter), of the (City or Town)

(Which City or Town) in the (Region or County)

hereby permit the Town and its representatives to enter upon the property during regular business hours for the purpose of performing inspections of the property

Signature of Owner

Signature of Witness

DECLARATION

1. No works shall be undertaken on the property until the Site Plan Agreement is fully authorized by By-law and Council. Notwithstanding the above, new site works, including filling/grading and the destruction of trees may be advanced subject to permits having been duly issued in accordance with the Fill By-law, as amended No. 03-103 and the By-law to Destroy Trees No. 2012-84;

IN THE MATTER of an application for the development of the lands as described above, I/We have examined the contents of this application and certify as to the correctness of the information submitted, insofar as I have knowledge of these facts.

I, MHBC Planning c/o Kris Menzies, of The City
(City or Town)
of Barrie in the n/a
(Which City or Town) (Region or County)

SOLEMNLY DECLARE THAT:

All above statements and the statements contained in all of the exhibits transmitted herewith are true. I make this solemn Declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath. I am the registered owner of the above-noted property or the agent of the owner duly authorized on the owner's behalf.

DECLARED before me at the of City of Barrie
(City or Town) (Which City or Town)

in the n/a of n/a this 16th (Region or County)
(Which Region or County)

day of February, 20 17

[Signature]
Signature of Owner/Applicant/Agent

[Signature]
Signature of Commissioner

Lynn Marie Stockley, a Commissioner, etc.,
Province of Ontario, for MacNaughton Hermsen
Britton Clarkson Planning Limited.

At the end of this process, to facilitate the Site Plan Agreement, Planning Services requires five (5) original signed and executed Site Plan Agreements and five (5) full sets of final approved plans along with final approved electronic plans. These plans are required to form part of the executed Site Plan Agreement and will be signed by the Director of Planning. These plans will be stamped site plan approved and will accompany the Site Plan Agreement. The Developer/Owner, Engineering Services, The Clerks Department, and Planning Services will all receive final executed copies along with a full set of approved plans for their files for reference.

Upon execution the Agreement and Plans will be distributed as follows:
Planning Services
Engineering Services
Collingwood Clerks Department
The Applicant
In Compliance Inspections

This application continues on the next page.

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(Please Complete and Submit with Plans)

	1st Submission Minimum Required	Please Note 2 nd Submission Unless otherwise requested.	Plan Number	Radio Communication	Yes	No
Site Plan #br of Plans	3	2		3		
Grading and Drainage Plan	3	2				
Site Servicing Plan	3	2				
Tree Preservation Plan	3	2				
Landscaping Plan and Details	3	2				
Building Elevations	3	2		3		
Floor Plans	3	2				
Storm Water Management Report	4					
Planning Report	2					
Traffic Impact	2					
Environmental Impact Statement	4					
Geotechnical Investigation	3					
Air Quality and Odour Study	3					
Environmental Noise Impact	3					
Phase 1 Site Assessment	2					
Architectural	2					
Heritage Impact Assessment	3					
Survey	1					
Completed Application Form	2			2		
Summary Response To 1 st Submission Comments	2					
Letter of Authorization (only if area of application not utilized)						
Appropriate Fee						
Cost Estimates-electronic word		2				
Coloured Photo Renderings						

***Some reports may or may not be necessary. Please discuss same with the Town of Collingwood Planner assigned to your file as well as at the preconsultation meeting.**