

THE CORPORATION OF THE TOWN OF COLLINGWOOD
SITE PLAN APPLICATION

TO: The Corporation of the Town of Collingwood
Mailing Address: P.O. Box 157, Collingwood, ON L9Y 3Z5
Planning Services
Courier: 55 Ste. Marie Street, Unit 302

FILE NO.: D _____
(Municipality Use)

APPLICATION FOR:

Project Name: The Townhomes of Pretty River

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).

Development Review Documents to be reviewed prior to submitting plans can be found at the following link:

<https://www.collingwood.ca/building-business/land-use-planning-services/development-planning>

Collate two (2) complete sets folded 8 1/2" x 14" (216mm by 357mm) separately (no binding strip) 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 3 submissions therefore 4th submission drawings will have an additional charge.

- ☒ Site Plan Application
- ☐ Site Plan Application for a building of less than 500 sq.m
- ☐ Amendment to Site Plan Control Agreement
- ☐ Minor Adjustment to Site Plan Control Agreement
- ☐ Discharge of Site Plan Control Agreement
(Original file number D11 _____)
- ☐ Radio Communications – Protocol Conformity Review Process
- ☐ Model Home Application-this is a D1205 number
- ☐ Development Agreement this will usually be associated with Committee of Adjustment and A Consent to Sever or a Minor Variance – see Consent Application

NOTE: Fees are calculated at the applicable rate at the time of filing and our flat fee is non-refundable. For further information reference the Fees and Services By-Law located on the Treasury Department landing page <https://www.collingwood.ca/council-government/budget-taxes> or review with planning staff.

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 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 | Are the subject lands within: |
| ☐ | ☒ | a Secondary Plan Area? |
| ☐ | ☒ | the Town of Collingwood Heritage District |
| ☒ | ☐ | 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) |
| ☐ | ☒ | The Grey Sauble Conservation Authority (G.S.C.A.) |
| ☐ | ☒ | The Source Water Protection Plan Intake Protection Zone or Wellhead Protection Area |

Matters to address:

- | | | |
|-------------------------------------|-------------------------------------|--|
| Yes | No | Are the subject lands or uses impacted by any current municipal review initiatives? |
| ☐ | ☒ | Due-care will be taken to ensure plans are in agreement between development disciplines to ensure uniformity between all parties? |
| ☒ | | I understand that all 3 rd submission drawings will require a further \$508.00 review fee. |
| ☒ | ☐ | Do the lands have full Municipal Services? |
| ☒ | | I understand that Development Charges for sanitary sewers and water servicing may apply as per By-law No. 2017-080 and 2014-066 which is administered by the Treasury Department. |
| ☒ | | I understand that this development may be subject to the following: |
| | | 1. Town Development Charges By-law, Simcoe County Development Charges, Education Levy, Black Ash Creek Special Policy Charges |
| | | 2. Civic addressing, also known as 911, is administered by the Building Department. If your project requires addressing please access The Street Naming Policy and Civic Addressing By-Law 2014-028 which is on our website http://www.collingwood.ca/files/BL2014-028%20Civic%20Addressing_0.pdf The Building Department administers these matters. Please contact administration@ building@collingwood.ca |

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 which may or not be sent directly to the agency.

All 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. We require 2 copies of all plans and reports except for the *

And as per OPA #16 the studies required may include any of the following:

☐ Active Transportation Report	☐ Illumination Study
☐ Affordable Housing Report	☐ Marina or Coastal Engineering Study
☐ Archeological Assessment	☐ Master Fire Plan
☐ Cultural Heritage Report	☐ Needs/Justification Report
☐ Environmental Site Assessment	☐ Noise Study
☐ Environmental Impact / Natural Heritage Study	☐ Odour /Nuisance /Dust /Vibration Study
☐ D4 Landfill Study	☐ Parking Report/Analysis
☐ Economic Cost Benefit Impact Analysis	☐ Planning Report, covering letter, draft Official Plan Amendment and/or draft Zoning By-law Amendment
☐ Electrical Economic Evaluation Plan	☐ Shadow Analysis
☐ Fire Safety Plan	☐ Spray Analysis - Golf Courses
☐ Fisheries Impact Study	☐ Stormwater Management Report

☐ Flooding, Erosion and Slope Stability Report	☐ Sustainability Analysis
☐ Functional Servicing Report	☐ Traffic Impact Study
☐ Geotechnical /Soil Stability Report	☐ Tree Preservation Plan
☐ Growth Management Report	☐ Urban Design Report including Architecture and Streetscape Design
☐ Heritage Impact Assessment	☐ Wellhead Protection Area - Risk Assessment Report
☐ Hydrogeological /Hydrology Study	☐ 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: The Townhomes of Pretty River

Project Address: 17 Portland Street

Project Description: To develop Block 181 with 8 semi-detached and 82 townhouses.

Legal Description: Blocks 181, Plan 51M-945

Assessment Roll #: 433108000703070 **PIN (Property Identifier No.):** 58282-0760

Registered Owner & Contact Information (s): John Welton Custom Homebuilding Ltd.

Address: Street: 685 Riddell Road, Unit 106 **City:** Orangeville **Postal Code:** L9W 4Z5

Land Line: 519 341 6443 **Cell Phone:** 416 346 0883

E-mail: johnzwelton@sunvalehomes.com **Fax:**

Communications are to be sent to the:

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

Consultant: Kristine Loft, Loft Planning Inc

A

Address: Street: 25 Maple Street **City:** Collingwood, ON **Postal Code:** L9Y2P7

Land Line: 705.446.1168

Cell Phone:

E-mail: kristine@loftplanning.com

Fax:

Zoning existing: R3-60 Zone (H19) **proposed if applicable:** No Change

Official Plan existing: Low Density Residential (OPA 45) **proposed if applicable:** No Change

Site Information: Water – Municipal



Private (if applicable):

Sewer – Municipal



Private (if applicable):

Expected Water Usage 90 units

SDU 75.5 SDU

Proposed

Uses: 8 semi-detached and 82 townhouses with condominium blocks (road, parking, amenity)

Site Area (sq. m / ha): Parcel 1-3.961 ha # of Units Parcel 1 has 90 Units

Building Area (sq. m) proposed Freehold Lots existing (if applicable) Vacant

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

Exterior Materials & Colours See elevations

Legal Information for Agreement Preparation

Certificate of Title Required No Enclosed ☐

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

Do you anticipate a new mortgage being added in the near future? No

Who has authority to bind the corporation? (Name and Title) John Welton, President

Solicitor Contact Information: Craig Robson

OWNER'S AUTHORIZATION FOR AGENT

I/we John Welton Custom Homebuilding Ltd. authorize Loft Planning Inc.

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

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

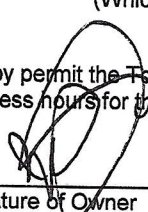
this _____ day of _____, 20 21

OWNER'S AUTHORIZATION FOR ACCESS

I/we, John Welton Custom Homebuilding Ltd. of the Township

Clearview (City or Town)
(Which City or Town) in the County of Simcoe
(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

signed _____
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, Kristine Loft, of _____
(City or Town)
of the Township of Clearview _____ in the County of Simcoe _____
(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 Town of Collingwood
(City or Town) (Which City or Town)
in the County of Simcoe this 3rd (Region or County)
(Which Region or County)
day of May, 20 22.

Kristine Loft
Signature of Owner/Applicant/Agent

Philip Sargent
Signature of Commissioner

At the end of this process, to facilitate the Site Plan Agreement and its distribution to interested parties, 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.

This application continues on the next page.

Christopher Michael Sargent
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the Town of Collingwood.
Expires June 26, 2023

Please forward this application to your consultants to facilitate due-care between development disciplines. *(Please Complete and Submit with Plans)*

	1st Submission Minimum Required	Please Note 2 nd Submission Unless otherwise requested.	Final Agreement Approved Plans for circulation	Plan Number	Radio Communi- cation	Yes	No
Site Plan #br of Plans	2	2	5		2		
Grading and Drainage Plan	2	2	5				
Site Servicing Plan	2	2	5				
Tree Preservation Plan	3	2	5				
Landscaping Plan and Details	2	2	5				
Building Elevations	2	2	5		2		
Floor Plans	2	2	5				
Storm Water Management Report	3						
Planning Report	2						
Traffic Impact	2						
Environmental Impact Statement	2						
Geotechnical Investigation	2						
Air Quality and Odour Study	2						
Environmental Noise Impact	2						
Phase 1 Site Assessment	2						
Architectural	2						
Heritage Impact Assessment	2						
Survey	2						
Completed Application Form	2				2		
Summary Response To Agency Comments	2						
Appropriate Fee							
Cost Estimates- electronic word							
Coloured Photo Renderings		2					

This application continues on the next page.

FILE NO.: D _____
(Municipality Use)

Contact Information:

Project Name: The Townhomes of Pretty River

Registered Owner: John Welton Custom Homebuilding Ltd.

Agent:

Name: Loft Planning Inc.

Address: Street: 25 Maple Street City: Collingwood Postal Code: L9Y2P7

Land Line: 705.446.1168 Cell Phone: _____

E-mail: kristine@loftplanning.com Fax: _____

Solicitor:

Name: Craig Robson, Robson Carpenter LLP

Address: Street: 99 Stanley Street City: Ayr Postal Code: N0B 1E0

Land Line: 519.590.7367 Cell Phone: _____

E-mail: crobson@rcllp.ca Fax: _____

Engineer:

Name: Travis Burnside, Cobide Engineering

Address: Street: 517 10th Street, Hanover City: Hanover Postal Code: N4N 1R4

Land Line: 519.506.5959 Cell Phone: _____

E-mail: tburnside@cobideng.com Fax: _____

Landscape Architect:

Name: Alison Phillips, CF Crozier Engineers

Address: Street: 1 First Street City: Collingwood Postal Code: L9Y 1A1

Land Line: 705.446.3510 Cell Phone: _____

E-mail: aphillips@cfcrozier.ca Fax: _____

Architect:

Name: John G., Williams Architectural/Boyd Montgomery Associate

Address: Street: 40 Vogell Road Unit 46 City: Richmond Hill Postal Code: L4B 3N6

Land Line: 905.780.0500 Cell Phone: _____

E-mail: bmontgomery@williamsarch.com Fax: _____

Additional Information or Contacts

Freedom of Information

Personal information on this form is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13, as amended and will be used to contact the applicant regarding progress of their application. This information will be used by the Town and relevant agencies for processing of this application and will also be available to members of the public inquiring about the application and is subject to the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, as amended. Questions about this procedure should be directed to Questions about this procedure should be directed to Planning Services, Town of Collingwood Municipal Offices 55 Ste. Marie Street, Unit 302, Collingwood, ON . P.O. Box 157, L9Y 3Z5 705-445-1290 Fax: 705-445-1463 Extension: 3269