

document which has not been altered in any way. Signed at the Town of Collingwood in the County of Simcoe this 10 day of October 2012.



Rebecca Lynn Dahl

THE CORPORATION OF THE TOWN OF COLLINGWOOD
APPLICATION FOR PLANNING AMENDMENTS

D091110 Official Plan Amendment
Huntingwood Trails of C'wood
D14 1 11 Zoning Bylaw Amendment
Huntingwood Trails of C'wood

TO: The Corporation of the Town of Collingwood ("Town")
c/o Planning Services
55 Ste. Marie Street, Unit 302
Collingwood, ON L9Y 0W6

FILE NO.: D 091 11
_ _ yr _ _ file #)

APPLICATION FOR:

Pursuant to one or more of the following Sections 22, 34, 36, 37 and/or 39 of the *Ontario Planning Act*, as amended, I/WE submit an application for: (please check the appropriate box)

- ☐ Pre-consult on a Planning Amendment(s)
Enclosed herewith the flat fee of:

\$525.00 (PLG)

D00

Planning Services requires a Conceptual Site Plan "snap shot" of the proposed development including such items as servicing, roads, buildings and structures, parking areas, setbacks and lot lines. Please provide 6 paper copies and a digital copy of the plan. Submissions can be forwarded via e-mail if under 10 megabytes otherwise a CD is to be supplied.

- ☒ An amendment to the Official Plan
Enclosed herewith the fee of:
(\$10,540.00 flat fee plus a \$2,000.00 contingency fee)

\$12,540.00

D09

- ☒ A major amendment to the Zoning By-law
Enclosed herewith the fee of:
(\$3,360.00 flat fee plus a \$2,000.00 contingency fee)

\$5,360.00

D1401

- ☐ A minor amendment to the Zoning By-law
Enclosed herewith the fee of:
(\$2,200.00 flat fee plus a \$1,000.00 contingency fee)

\$3,200.00

D1402

- ☐ Removal of a Holding Provision from a Zone
Enclosed herewith the fee of:
(\$1,065.00 flat fee plus a \$500.00 contingency fee)

\$1,565.00

D1403

- ☐ A Temporary Use By-Law Amendment
Enclosed herewith the fee of:
(\$3,420.00 flat fee plus a \$2,000.00 contingency fee)

\$5,420.00

D1404

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

**Please be aware that the Nottawasaga Valley Conservation Authority (NVCA) and the Grey Sauble Conservation Authority (GSCA) apply additional fees to planning applications. Kindly contact the NVCA directly at 1-705-424-1479 or GSCA 1-519-376-3076 for information related to their respective fee submission(s) and application(s).

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.

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

1 OF 9

Megan Schollenberger

A Commissioner, etc.,

County of Simcoe,
for the Corporation of the Town of Collingwood
Expires October 12, 2014

This photocopy confirms to the original document which has not been altered in any way. Signed at the Town of Collingwood in the County of Simcoe this 12 day of July, 2012
Megan Schollenberger

CORPORATION OF THE TOWN OF COLLINGWOOD PLANNING AMENDMENTS

supporting submissions shall also be borne by the applicant.

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 -In Planning 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
☐	☐
☐	☐

TO BE COMPLETED BY APPLICANT:

1. Name of Applicant (if other than owner): Huntingwood Trails (Collingwood) Ltd.

Contact Name: Edward Weisz E-mail: edwardweisz@rogers.com

Address: 3625 Dufferin St. Unit 120, Toronto, ON Postal Code: M3K 1N4

Telephone No: 416 633-1616 Fax No: 416-633-4169

Cell No.: 416-844-4423

2. Name of Agent (if any):
D.C.Slade Consultants Inc.

Contact Name: David Slade E-mail: dslade@dcslade.ca

Address: 243 Hurontario Street Collingwood, ON Postal Code: L9Y 2M1

Telephone No: 705-444-1830 Fax No: 705-444-0012

Cell No.: _____

3. List all associated planning applications being submitted for consideration along with this submission including but not limited to: Minor Variance, Special Permission, Site Plan Control, Consent, Subdivision, Condominium, Parking Exemption, etc.

Plan of Subdivision

CORPORATION OF THE TOWN OF COLLINGWOOD PLANNING AMENDMENTS

4. What is the applicant's interest in the Subject Property? (The applicant must be an owner, prospective buyer, and if the latter a copy of an accepted Offer to Purchase must be submitted).
- Owner
5. Date of acquisition of the Subject Property by the owner:
- Oct. 16, 2007
6. The names and addresses of the holder of any mortgages, charges or other encumbrances in respect of the Subject Property:
- Rose Skelton
7. Description of the Subject Property:
- Municipal Street Address: 5 Silver Creek Drive
- Registered Plan No. _____ Lot or Block _____
- Concession No. 12 Lot Part Lots 47, 48 and 49
- Reference Plan No. 51R19612 Parts Part 1
- Roll NO. _____
8. Are there any easements or restrictive covenants affecting the Subject Property?
(Please check appropriate box)
- ☒ No
- ☐ Yes - If yes, please describe each easement or covenant and its effect
9. Dimensions of the Subject Property (In Metric):
- Frontage Approx 527m Depth Approx 750m Area Approx 49 ha
10. Identify whether access to the Subject Property is by a Provincial Highway, County Road, a Municipal Road that is maintained all year or seasonally, private road, or a right of way or by water:
- Municipal Collector Road to the East
11. If access to the Subject Property is by water only, the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road:
12. Particulars of all buildings and structures on or proposed for the Subject Property (specify gross floor area, number of storeys, locations, date of construction, etc.):
- See attached plan of subdivision and planning report.
13. Official Plan Designation of the Subject Property:
- Present Designation and Permitted Uses Rural, Rural Residential RR1
- Environmental Protection

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Requested Designation and Permitted Uses Residential, Environmental Protection,
Recreational --Residential Community
(If an Official Plan Amendment is being requested)

14. Does the requested amendment add, change, replace or delete an Official Plan Policy or Designation?

☐ No

☒ Yes – if yes, please specify which policy or designation is to be added, changed, or replaced

Rural and Rural Residential to Residential and Recreational

-Exemption from Policy 8.10.2 and provide Density Schedule to

15. Zoning of the Subject Property: Implement Schedule "C" of Official Plan.

Present Zoning and Density/Height Restrictions

Rural RU, Environmental Protection EP

Requested Zoning See attached schedule

Residential Zone R3, Environmental Protection EP, Recreational REC, Commercial C6
(If a Zoning By-law Amendment is being requested)

16. Conformity:

Is the proposal in conformity with the County of Simcoe Official Plan?

Yes- County of Simcoe Plan- April 1, 1998, approved by MMA & Housing

If not, has an application to amend the County OP been filed?

17. Present Use of the Subject Property:

Farming and Environmental Protection

18. Date when the existing buildings or structures on the Subject Property were constructed:

One single family dwelling and barn - 50+ years old

19. Length of time the existing uses of the Subject Property have continued:

50 years +

20. Present Use of lands abutting the Subject Property:

west and east-residential subdivisions, North - draft plan of subdivision
South, Georgian Trail and farm land.

21. What is the nature and extent of the proposed amendments?

Infilling of Residential Development

22. What is the reason for the proposed amendments?

To allow a residential community to be built.

23. What is the proposed use of the Subject Property?

Residential, Commercial, Community Facility, Open Space Parkland
and Environmental Protection.

24. The planning rationale for requesting the Official Plan and/or Zoning By-law amendment
Application for Planning Amendments

CORPORATION OF THE TOWN OF COLLINGWOOD PLANNING AMENDMENTS

must be outlined in your attached covering letter and planning report.
Please see attached

25. If proposed use is Residential, indicate the proximity of the subject property to Community Facilities (parks, schools, etc.) within five hundred metres (500m).

Proposed to be within the community

26. Services existing and proposed for the Subject Property: (please check appropriate box)

Water Supply

	<u>Existing</u>	<u>Proposed</u>
(a) Municipally operated piped water supply	[x]	[x]
(b) Drilled well on subject land	[]	[]
(c) Dug well on subject land	[]	[]
(d) Sand point	[]	[]
(e) Communal well	[]	[]
(f) Lake or River	[]	[]
(g) Other (specify) _____	[]	[]

Sewage Disposal

-None Existing

(a) Municipally operated sanitary sewers	[]	[x]
(b) Individual septic tank	[]	[]
(c) Pit privy	[]	[]
(d) Holding tank	[]	[]
(e) Other (specify) _____	[]	[]

27. Is storm drainage provided to the Subject Property by sewers, ditches, swales or other means?

Storm Sewers

28. Is or has the subject property or land within 120 metres ever been the subject of an application for minor variance under Section 45 of the Planning Act or its predecessor? (Please check appropriate box)

- ☒ No
☐ Yes
☐ Unknown

If the answer is yes, describe briefly (i.e. date of application, file number, nature of relief, status of application, etc.)

29. Is or has the subject property or land within 120 metres ever been the subject of an application for a plan of subdivision or consent under Section 51 or 53 of the Planning Act? (Please check appropriate box)

- ☐ No
☒ Yes

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CORPORATION OF THE TOWN OF COLLINGWOOD PLANNING AMENDMENTS

☐ Unknown

If the answer is yes, describe briefly (i.e. date of application, file number, nature of relief, status of application, etc.)

land to north- recent draft plan approval -2007

land to east - townhouse draft plan- under construction

land to west - 20 years ago - plan of subdivision (The Forest)

30. Has the Subject Property or land within 120 metres ever been the subject to a previous application for either an Official Plan Amendment or Zoning By-law Amendment pursuant to the Planning Act? (Please check appropriate box)

☐ No

☒ Yes

☐ Unknown

If the answer is yes, describe briefly (i.e. date of application, file number, nature of relief, status of application, etc.)

OPA and ZBA and Plan of Subdivision to the north - approved by OMB

Sept17-2007 (File NO. PL040510),

-application for OPA,ZBA and Plan of Subdivision July 22,2009.was made for the

31. Is the requested amendment consistent with the policy statements issued under ^{subject lands.} subsection 3(1) of the Planning Act?

☐ No – if no, describe briefly

☒ Yes

☐ Unknown

32. Is the subject land within an area of land designated under any provincial plan(s)?

☐ No

☒ Yes – if yes, does the requested amendment conform to/does not conflict with the provincial plan(s)?

Within defined settlement area - see planning report

33. Supplementary and support material to accompany application, where applicable:

(a) A current survey of the property prepared by an Ontario Land Surveyor indicating topographical contours and other natural and artificial features such as existing buildings and their uses, railways, highways, pipelines, watercourses, drainage, ditches, swamps, and wooded areas within or adjacent to the subject land. This survey should clearly indicate the land that is the subject to the amendment.

(b) The submitted survey or site plan should indicate:

- i. Property dimensions and related street lines, including reference to the nearest intersecting street;
- ii. Location, dimension and size (number of units, number of storeys, floor area, etc.) of all proposed buildings and accessory facilities and their proposed use(s);
- iii. Parking lot and driveway layout including loading bays and garbage pickup areas dimensions of parking spaces and aisle widths;
- iv. Dimensions of front, side and rear yards, and distances between adjacent buildings;
- v. Landscaping and other natural and artificial features (easements, railway lines, pipelines, watercourses, culverts, etc.);

CORPORATION OF THE TOWN OF COLLINGWOOD PLANNING AMENDMENTS

- vi. Summary of site coverage with regard to percentage of building coverage and percentage of landscaped area;
- vii. The method of servicing subject property (sanitary sewers, public water, septic tanks, private wells).

Legal Information for Agreement Preparation

Certificate of Title Required _____ Enclosed ☒

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

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

Who has authority to bind the corporation? Name and Title Edward Weisz- President

Please complete;

- ***Authorizations and Declarations***
on the next page of this document,
- ***Consultant Contact Information***
on the final page of this document.

CORPORATION OF THE TOWN OF COLLINGWOOD PLANNING AMENDMENTS

OWNERS AUTHORIZATION FOR AGENT

I/we Edward Weisz authorize D.C. Slade Consultants Inc.
to act as our agent(s) for the purpose of this application.

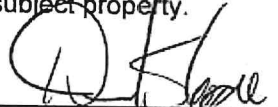

(Signature of owner)

DATED at the Town of Collingwood, this
(City or Town) (which City or Town)
10th day of December, 20 10.

OWNERS AUTHORIZATION FOR ACCESS

I/we, Edward Weisz, of the City of
(City or Town)
Toronto in the Region or County hereby
(Which City or Town) (Region or County)
permit Town staff and its representatives to enter upon the premises during regular business
hours for the purpose of performing inspections of the subject property.


Signature of Owner


Signature of Witness

DECLARATION

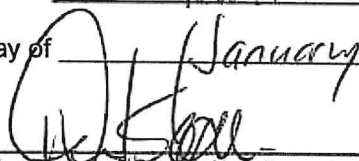
IN THE MATTER of an application for the development of the lands as described above, I/We
have examined the contents of this application and certify as to the correctness of the
information submitted, insofar as I have knowledge of these facts.

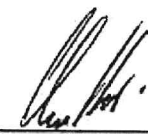
I, David Slade, of the Town of
(City or Town)
Collingwood in the County of Simcoe
(which City or Town) (Region or County)

SOLEMNLY DECLARE THAT:

All above statements and the statements contained in all of the exhibits transmitted herewith are
true. **AND** 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.

DECLARED before me at the Town of Collingwood
in the Town of Collingwood this 26th
day of January, 20 11.


Signature of Owner/Applicant/Agent


Signature of Commissioner

Joseph Bruce Hart, a Commissioner, etc.,
County of Simcoe, for Baulke Augaitis Stahr LLP,
Barristers and Solicitors.
Expires March 25, 2012.

CORPORATION OF THE TOWN OF COLLINGWOOD PLANNING AMENDMENTS

Consultant Contact Information:

Project Name: Huntingwood Trails Estates

Registered Owner: Huntingwood Trails (Collingwood) Ltd.

Agent:

Name: D.C. Slade Consultants Inc. C/O David Slade

Address: 243 Hurontario Street Collingwood Ontario, L9Y 2M1

Phone: 705-444-1830 Fax: 705-444-0012

Email: dslade@dcslade.ca Cell Phone: _____

Engineer:

Name: C.F. Crozier and Associates C/O Chris Crozier

Address: 110 Pine Street, Collingwood Ontario, L9Y 2N9

Phone: 705-446-3510 Fax: 705-446-3520

Email: ccrozier@cfcrozier.ca Cell Phone: _____

Landscape Architect: - and Environmental Consultant

Name: Hensel Design Group Inc. C/O Mike Hensel

Address: 372 Peel Street Collingwood, L9Y 3W4

Phone: 705-443-8394 Fax: 705-443-8494

Email: _____ Cell Phone: _____

Architect: -Environmental Engineering (D4 Study)

Name: Terraprobe limited - Kirk Johnson

Address: Unit 25, 220 Bayview Dr., Barrie, ON L4N 4Y8

Phone: 705-739-8355 Fax: 705-739-8369

Email: _____ Cell Phone: _____

Additional Information or Contacts:

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AUTHORIZATION

TO: Town of Collingwood
97 Hurontario Street
P.O. Box 157
Collingwood, Ontario
L9Y 3Z5

I/WE

Edward Weisz

being the owner(s) of

Part 1 Plan 51R-19612

Lots 47, 48 and 49, Concession 12

former Township of Nottawa

Town of Collingwood

hereby authorize

D.C. Slade Consultants Inc.

to act on my behalf for the purpose of an Official Plan Amendment/Zoning Bylaw
Amendment and Draft Plan of Subdivision

DATED:

DEC. 14/10

SIGNED:



per Edward Weisz – Huntingwood Trails (Collingwood) Ltd.

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 2

Properties

PIN 58255 - 0451 LT Interest/Estate Fee Simple
Description PT LTS 47, 48, 49 CON 12 NOTTAWASAGA, PT 1 51R19612; COLLINGWOOD
Address 5 SILVERCREEK DRIVE
COLLINGWOOD

Consideration

Consideration \$ 940,200.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name SKELTON, ROSE
Address for Service 499 Hume Street, No. 60
Collingwood, Ontario L9Y 4H8

I am at least 18 years of age.

I am not a spouse

This document is not authorized under Power of Attorney by this party.

Transferee(s)

Capacity

Share

Name HUNTINGWOOD TRAILS (COLLINGWOOD) LTD.
Address for Service 3625 Dufferin Street, Toronto, Ontario, M3K 1N4

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

Thomas Douglas Baulke

150 Hurontario St., PO Box 100
Collingwood
L9Y 3Z4acting for
Transferor(s)

Signed 2007 10 16

Tel 7054454930

Fax 7054451871

Joseph Fried

5001 Yonge St., suite 301
Toronto
M2N 6P6acting for
Transferee(s)

Signed 2007 10 16

Tel 4162239191

Fax 4162239405

The applicant(s) hereby applies to the Land Registrar.

yyyy mm

Properties

PIN 58255 - 0451 LT Interest/Estate Fee Simple
Description PT LTS 47, 48, 49 CON 12 NOTTAWASAGA, PT 1 51R19612; COLLINGWOOD
Address COLLINGWOOD

Chargor(s)

The chargor(s) hereby charges the land to the chargee(s). The chargor(s) acknowledges the receipt of the charge and the charge terms, if any

Name HUNTINGWOOD TRAILS (COLLINGWOOD) LTD.
Address for Service 3625 Dufferin Street
Toronto, Ontario
M3K 1N4

I, EDWARD WEISZ, President, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

Chargee(s)

Capacity

Name SKELTON, ROSE
Address for Service 499 Hume Street, No. 60
Collingwood, Ontario L9Y 4H8

Statements

Schedule See Schedules

Provisions

Principal \$ 626,800.00 Currency CDN
Calculation Period
Balance Due Date 2022/10/15
Interest Rate Nil percent per annum
Payments
Interest Adjustment Date
Payment Date
First Payment Date
Last Payment Date
Scheduling/Change Terms 200433
Insurance Premium full insurable value
Comments

Signed By

Edward Weisz

5801 Yonge St., suite 301

acting for

Skelton

58255 - 0451 LT Interest/Estate Fee Simple
PT LTS 47, 48, 49 CON 12 NOTTAWASAGA, PT 1 51R19612; COLLINGWOOD
COLLINGWOOD

I hereby charges the land to the chargee(s). The chargor(s) acknowledges the receipt of the charge and the standard if any.

HUNTINGWOOD TRAILS (COLLINGWOOD) LTD.

Service 3625 Dufferin Street
Toronto, Ontario
M3K 1N4

WEISZ, President, have the authority to bind the corporation.

it is not authorized under Power of Attorney by this party.

s)	Capacity	Share
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SKELTON, ROSE

Service 499 Hume Street, No. 60
Collingwood, Ontario L9Y 4H8

ts

ee Schedules

is

\$ 626,800.00 Currency CDN

Period

s Date 2022/10/15

s Nil percent per annum

stment Date

ite

nt Date

nt Date

harge Terms 200433

Amount full insurable value

3y

ed	5001 Yonge St., suite 301 Toronto M2N 6P6	acting for Chargor(s)	Signed 2007 10 16
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