



THE CORPORATION OF THE TOWN OF COLLINGWOOD
SITE PLAN APPLICATION Form and associated application form
types

TO: The Corporation of the Town of Collingwood

Project NO.: _____
(Municipality Use)

APPLICATION FOR:

Project Name:

Georgian Triangle Humane Society Regional Centre for Pets and People

Ensure all plans are congruent with all consultants associated with this project.

This planning application form as well as all associated documents and plans via our public portal at the following link:

<https://cvportal.collingwood.ca/portal>

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>

Electronic Drawings are required in AutoCAD, DWG, and PDF files released 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.

NB: The expectation is that reviews will take place within 4 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

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 it with planning staff.

The Owner/Applicant/Agent acknowledges and agrees:

Upon the project being received through the portal Town Staff will set the project to the status of under review which will provide the opportunity for immediate payment via credit card. This project proposal will not progress forward until our Finance Department has received payment by credit card, cheque or EFT payments.

That all required application fees shall be paid by credit card, EFT or by cheque. There is an opportunity to make payment via EFT. You will need to contact our Finance Manager for the details. Ensure that complete identification information is provided for easy identification of the payment. We require the project number as provided by the public portal and the address of the subject property to be detailed on all EFT payments or cheques. This will ensure proper deposit to your account. Cheques are to be made payable to the Town of Collingwood at the time of submission. The project will not be processed until the payment is received by way of the secure portal or the Treasury Department. The planning department registered professional will deem the proposal fit to be circulated for review comments to internal and external reviewers. It is best practice to place cheques in a separate envelope addressed to Accounts Payable at 97 Hurontario Street, Collingwood, ON L9Y 3Z5. We require all development proposals to be provided electronically and cheques cannot be processed at our physical location. They will be returned to Head Office (Town Hall) located at 97 Hurontario Street and directed to Accounts Payable.

The Contingency fee deposit(s) will be utilized to cover costs associated with the processing of this application when deemed necessary by the Town of Collingwood, i.e., professional consultants and legal fees or any other professional advice deemed necessary by the planning department and Council. Any portion of the deposit fee not used in connection with the review and completion of a project proposal will be returned at the request of the Payee. The payee/applicant further agrees to pay any additional costs and expenses beyond the initial contingency deposit fee, which shall be determined by the staff of the Corporation of the Town of Collingwood if 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 is 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 initiated?
☐	☐	Due care will be taken to ensure plans are in agreement between development disciplines to ensure uniformity between all parties?
☒		I understand that all fourth submission drawings will require a further review fee.
☒	☐	Do the lands have full Municipal Services?
☒		I understand that Development Charges for sanitary sewers and water servicing and are 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. Building Services administers addressing.
		http://www.collingwood.ca/files/BL2014-028%20Civic%20Addressing_0.pdf

The Owner/Applicant/Agent acknowledges and agrees that:

In addition, under exceptional site circumstances, the Town may require further or other reports that 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 to evaluate the proposal and supporting submissions shall also be borne by the payee/applicant.

These reports are required electronically

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	☐ Odour /Nuisance /Dust /Vibration Study
☐ D4 Landfill Study	☐ Heritage Study
☐ Economic Cost-Benefit Impact Analysis	☐ Parking Report/Analysis
☐ Electrical Economic Evaluation Plan	☐ Planning Report, covering letter, draft Official Plan Amendment, and/or draft Zoning By-law Amendment
☐ Fire Safety Plan	☐ Shadow Analysis
☐ Fisheries Impact Study	☐ Spray Analysis - Golf Courses
☒ Flooding, Erosion, and Slope Stability Report	☒ Stormwater Management Report
☒ Functional Servicing Report	☐ Sustainability Analysis
☒ Geotechnical /Soil Stability Report	☒ Traffic Impact Study
☐ Growth Management Report	☒ Tree Preservation Plan
☐ Heritage Impact Assessment	☒ Urban Design Report including Architecture and Streetscape Design
☐ Hydrogeological /Hydrology Study	☐ Wellhead Protection Area - Risk Assessment Report
☒ Review Matrix (from pre-consultation)	☐ The studies required by Section 4.4.3.7 of this Official Plan
	☒ Capacity Allocation Survey

***Applicants please note:** In order for the Agreement and Authorizing By-law to be presented to Council, Planning Services must create PowerPoint 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 formal Committees. Following discussions with the Town Planner download these up-to-date .pdf images to the existing Public Portal. Final executed plans and agreements are electronic.

TO THE BE COMPLETED BY APPLICANT:

Project Name:

Georgian Triangle Humane Society Regional Centre for Pets and People

Project Address: 135 Sandford Fleming Drive

Project Description: A New 1767sqm Regional Centre for pets and people which will serve as a community hub and an all-in one animal care facility with the Humane Society, a pet hospital and doggy daycare under one roof

Legal Description: Consession 7, Part of Lot 41, 51R 31453 Parts 3&4, Geographic Township of Nottawa, Town of Collingwood, County of Simcoe

Assessment Roll #: 433103000307404 PIN (Property Identifier No.):

Registered Owner & Contact Information (s): GEORGIAN TRIANGLE HUMANE SOCIETY - Karen Marsh

Address: Street: 549 Tenth Line City: Collingwood Postal Code: L9Y 0W1

Land Line: 705-445-5204, ext. 213 Cell Phone: 416-451-2362

E-mail: Karen.marsh@gths.ca Fax:

Communications are to be sent to the:

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

CONSULTANT, ADRIEL QUIROZ, PROJECT LEAD, UNITY DESIGN STUDIOS

Address: Street: 138 Simcoe St City: Peterborough Postal Code: K9H 2H5

Land Line: 705 743 3311 ext 22 Cell Phone: 705 270 0969

E-mail: aquiroz@unitydesignstudios.ca Fax:

SITE PLAN APPLICATION Form (and other miscellaneous proposals) FOR THE CORPORATION OF THE TOWN OF COLLINGWOOD
Zoning existing: Industrial Park Exemption (M5-6) *proposed if applicable:* M5-6

Official Plan existing: INDUSTRIAL PARK *proposed if applicable:* _____

Site Information: Water – Municipal YES Private (if applicable): _____
Sewer – Municipal YES Private (if applicable): _____

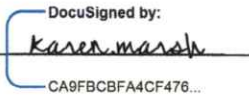
Proposed
Uses: A New 1Regional Centre for pets and people which will serve as a community hub and an all-in one animal care facility with the Humane Society, a pet hospital and doggy daycare under one roof

Site Area (sq. m / ha): 20,231.15 m2 # of Units - _____
Building Area (sq. m) proposed 1768 sqm existing (if applicable) - _____
Mezzanine Area (sq. m) proposed non existing (if applicable) - _____
Exterior Materials & Colours See attached Renderings / Elevations

Legal Information for Agreement Preparation

Certificate of Title Required _____ Enclosed ☐
Is the property mortgaged? _____ (Yes/No) Mortgagee: _____
Do you anticipate a new mortgage being added in the near future? _____
Who has authority to bind the corporation? (Name and Title) _____
Solicitor Contact Information: _____

OWNER'S AUTHORIZATION FOR AGENT

I/we Karen Marsh, Executive Director, GTHS authorize Adriel Quiroz (UDS) & Krystin Rennie (GPS)
to act as our agent(s)for the purpose of this application. _____
(Signature of owner) 
DATED at the of: Town of Collingwood,
(City or Town) (Which City or Town)
this 12th day of June, 2024 

OWNER'S AUTHORIZATION FOR ACCESS

I/we, Karen Marsh, Executive Director, GTHS, of the TOWN
(City or Town)
County of Simcoe in the County of Simcoe
(Which City or Town) (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.

Karen Marsh 
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 the correctness of the information submitted, insofar as I have knowledge of these facts.

I, Krystin Rennie, of Town (City or Town)

of 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. 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 14 (Region or County)
(Which Region or County)

day of June, 20 24.

Krystin Rennie Shaylin Whitehead
Signature of Owner/Applicant/Agent Signature of Commissioner

Final plans and all documents are processed electronically.

Shaylin Emily Whitehead,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the Town of Collingwood.
Expires September 5, 2026.

This application continues to the next page, alternatively, all contact information and professional contacts associated with this proposal must be entered into the public portal. Any contact registrants associated with the proposal are enabled to view the review process. Unregistered Professionals to the public portal can be added as a contact to the project but they will not be able to view, pay or add information.

Project NO.: _____
(Municipality Use)

Contact Information:

Project Name: GEORGIAN TRIANGLE HUMANE SOCIETY PET & PEOPLE CARE FACILITY

Registered Owner: GEORGIAN TRIANGLE HUMANE SOCIETY

Agent:

Name: KRYSTIN REENIE, GEORGIAN PLANNING SOLUTIONS

Address: Street: 17 BROCK CRES City: COLLINGWOOD Postal Code: L97 4A4

Land Line: 705 446 0530 Cell Phone: 705 606 7526

E-mail: krennie@georgianplanning.ca Fax: _____

Solicitor:

Name: Shaw, McLellan Barristers & Solicitors

Address: Street: 10 Schoolhouse Ln. City: Collingwood Postal Code: L97 3Z5

Land Line: 705 445 1382 Cell Phone: _____

E-mail: lawyers@shawmclellan.ca Fax: _____

Engineer:

Name: Randy Simpson, Tatham Engineering

Address: Street: 115 Sandford Fleming Dr City: Collingwood Postal Code: L97 5A6

Land Line: 705 445 2565 x 2081 Cell Phone: 705 446 7763

E-mail: rsimpson@tathameng.com Fax: _____

Landscape Architect:

Name: Trista Matthews, Senior LA Technologist, Basterfield & Associates

Address: Street: 416 Chambers St City: Peterborough Postal Code: K9H 3V1

Land Line: 705 743 3311 Cell Phone: 705 930 1643

E-mail: trista@basterfield.ca Fax: _____

Architect:

Name: Adriel Quiroz - Unity Design Studios- Project Lead / Agent

Address: Street: 138 Simcoe St City: Peterborough Postal Code: K9H 2H5

Land Line: 705 743 3311 x22 Cell Phone: 705 270 0969

E-mail: aquiroz@unitydesignstudios.ca.ca 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 the 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 Planning Services through our email planning@collingwood.ca or 705-445-1030