



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 111420
(Municipality Use)

APPLICATION FOR:

Project Name:

LIVING STONE RESORT RETIREMENT HOME

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: LIVING STONE RESORT RETIREMENT HOME

Project Address: 19 KEITH AVE, COLLINGWOOD, ONTARIO, L9Y 4T9

Project Description: DEVELOP NEW RETIRMENT HOME TO EXISTING BUILDING & CONVERT EXISTING HOTEL TO RETIREMENT HOME

Legal Description: Part of Block G and E Registered Plan 1654 Town of Collingwood, County of Simcoe

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

Registered Owner & Contact Information (s): LAW CRANBERRY RESORT LIMITED

Address: Street: 85 SCARSDALE ROAD, STE 306 **City:** TORONTO **Postal Code:** M3B 2R2

Land Line: (416) 331-9688 x 288 **Cell Phone:** (416) 524-8009

E-mail: larrylaw@livingwaterresorts.com **Fax:** (416) 331-9788

Communications are to be sent to the:

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

APPLICANT

Address: Street: 85 SCARSDALE ROAD, STE 306 **City:** TORONTO **Postal Code:** M3B 2R2

Land Line: (416) 331-9688 x 288 **Cell Phone:** (416) 524-8009

E-mail: larrylaw@livingwaterresorts.com **Fax:** (416) 331-9788

Zoning existing: C3 *proposed if applicable:*

Official Plan existing: Resort Commercial *proposed if applicable:*

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

Sewer – Municipal ☒ Private (if applicable):

Proposed
Uses: RETIREMENT HOME & EXISTING HOTEL

Site Area (sq. m / ha): 22100 SM / 2.21 HA # of Units 126

Building Area (sq. m) proposed 10492.74 SM existing (if applicable) 7120.76 SM

Mezzanine Area (sq. m) proposed N/A existing (if applicable) N/A

Exterior Materials & Colours DRAK BRICK, LIGHT COLOR STUCCO & ALUM WINDOW

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 LARRY LAW authorize HENRY CHIU ARCHITECT
to act as our agent(s) for the purpose of this application. [Signature]
(Signature of owner)

DATED at the of: CITY of TORONTO,
(City or Town) (Which City or Town)

this 27TH day of AUGUST, 20 20.

OWNER'S AUTHORIZATION FOR ACCESS

I/we, LARRY LAW, of the CITY
(City or Town)

TORONTO in the ONTARIO
(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.

[Signature]
Signature of Owner

[Signature]
Signature of Witness

SIMON M. KERT, B.A., LL.B., M.B.A.
NOTARY PUBLIC IN AND
FOR THE PROVINCE OF ONTARIO

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, LARRY LAW, of CITY
(City or Town)
of TORONTO in the ONTARIO
(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 TORONTO
(City or Town) (Which City or Town)
in the ONTARIO of _____ this 28TH (Region or County)
(Which Region or County)
day of AUGUST, 2020.

Lar
Signature of Owner/Applicant/Agent

[Signature]
Signature of Commissioner
SIMON M. KERT, B.A., LL.B., M.B.A.
NOTARY PUBLIC IN AND
FOR THE PROVINCE OF ONTARIO

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.

MOORE & COSTELLO
BARRISTERS AND SOLICITORS
Suite 200, 85 Scarsdale Road
Toronto, Ontario
M3B 2R2

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

	1st Submissio n Minimum Required	Please Note 2 nd Submission Unless otherwise requested.	Final Agreement Approved Plans for circulation	Plan Number	Radio Commun- ication	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 Parking Assessment	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 <i>Agency Comments</i>	2					✓	
Appropriate Fee						✓	
Cost Estimates- electronic word							✓
Coloured Photo Renderings		2				✓	

This application continues on the next page.

19 Keith Avenue

FILE NO.: D 111420
(Municipality Use)

Contact Information:

Project Name: LIVING STONE RESORT RETIREMENT HOME

Registered Owner: LAW CRANBERRY RESORT LIMITED

Agent:

Name: HENRY CHIU, HENRY CHIU ARCHITECT

Address: Street: 2347 Kennedy Road, Ste 507 City: Toronto Postal Code: M1T 3T8

Land Line: (416) 298-4085 Cell Phone: (416) 580-7116

E-mail: henry@henrychiuarchitect.com Fax: (416) 298-0416

Solicitor:

Name: ROBERT MILLER, CHAITONS LLP

Address: Street: 5000 Yonge Street, 10th Floor City: Toronto Postal Code: M2N 7E9

Land Line: (416) 218-1134 Cell Phone:

E-mail: robert@chaitons.com Fax: (416) 218-1834

Engineer:

Name: MICHAEL BUSKE, TATHAM ENGINEERING LIMITED

Address: Street: 115 Sandford Fleming Dr., Ste 200 City: Collingwood Postal Code: L9Y 5A6

Land Line: (705) 444-2565 x 2009 Cell Phone: (705) 716-5294

E-mail: mbuske@tathameng.com Fax: (705) 444-2327

Landscape Architect:

Name: ERIKS KALVINS, ALEXANDER BUDREVICS + ASSOCIATES LTD.

Address: Street: 895 Don Mills Road, Second Tower, Suite 212 City: Toronto Postal Code: M3C 1W3

Land Line: (416) 444-5201 x 4 Cell Phone:

E-mail: eriks@budrevics.com Fax:

Architect:

Name: HENRY CHIU

Address: Street: 2347 KENNEDY ROAD, SUITE 507 City: TORONTO Postal Code: M1T 3T8

Land Line: 416-298-4085 Cell Phone: 416-580-7116

E-mail: henry@henrychiuarchitect.com Fax: 416-298-0416

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

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Engineer:

Name: MICHAEL BUSKE, TATHAM ENGINEERING LIMITED

Address: Street: 115 Sandford Fleming Dr., Ste 200 City: Collingwood Postal Code: L9Y 5A6

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SITE PLAN APPLICATION (and miscellaneous) FOR THE CORPORATION OF THE TOWN OF COLLINGWOOD

Proposed

Uses: _____

Site Area (sq. m / ha): _____ # of Units _____

Building Area (sq. m) proposed _____ existing (if applicable) _____

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

Exterior Materials & Colours _____

Legal Information for Agreement Preparation

Certificate of Title Required _____ Enclosed ☐

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

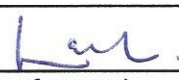
Do you anticipate a new mortgage being added in the near future? _____

Who has authority to bind the corporation? (Name and Title) _____

Solicitor Contact Information: _____

OWNER'S AUTHORIZATION FOR AGENT

I/we Larry Law authorize Michael Buske at Tatham Engineering Limited

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

DATED at the of: City of Toronto,
(City or Town) (Which City or Town)

this 7th day of October, 20 20.

OWNER'S AUTHORIZATION FOR ACCESS

I/we, _____, of the _____
(City or Town)

_____ in the _____
(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.

Signature of Owner

Signature of Witness