



THE CORPORATION OF THE TOWN OF COLLINGWOOD APPLICATION FOR OPA, ZBA, HOLDING and
TEMPORARY USE AMENDMENTS
2019

TO: The Corporation of the Town of Collingwood
Mailing: P.O. Box 157, Collingwood, ON L9Y3Z5
Planning Services
Courier: 55 Ste. Marie Street, Unit 302
Collingwood, ON

FILE NO.: D 14 1 20
(Municipality Use)

APPLICATION FOR:

Project Name: 50 Saunders Street

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)* *We require two copies of all plans and reports.

- ☐ An amendment to the Official Plan and an amendment to the Zoning By-law
Enclosed herewith the fee of: **\$14,150.00**
(\$11,030.00 flat fee plus a \$3,120.00 contingency fee)
- ☐ An amendment to the Official Plan
Enclosed herewith the fee of: **\$9,990.00**
(\$7,910.00 flat fee plus a \$2,080.00 contingency fee)
- ☒ An amendment to the Zoning By-law
Enclosed herewith the fee of: **\$4,260.00**
(\$3,220.00 flat fee plus a \$1,040.00 contingency fee)
- ☐ Removal of a Holding Provision from a Zone
Enclosed herewith the fee of: **\$1,620.00**
(\$1,100.00 flat fee plus a \$520.00 contingency fee)
- ☐ A Temporary Use By-Law Amendment
Enclosed herewith the fee of: **\$5,640.00**
(\$3,560.00 flat fee plus a \$2,080.00 contingency fee)

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

The above application fees have been adopted and approved under By-law No. 2018-090 by the Council of the Town of Collingwood.

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).

Please be aware that The Corporation of the County of Simcoe applies additional fees to planning applications. Contact the County directly at 1-705-726-9300 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.

All Costs incurred by the municipality in engaging peer review consultants in order to evaluate the



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proposal and supporting submissions shall also be borne by the applicant.

**We require two copies of all plans and reports except for **

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 *3
☐ 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
☐	☐

TO BE COMPLETED BY APPLICANT:

Project Name: 50 Saunders Street

Project Address: 50 Saunders Street, Collingwood, ON

Project Description: Proposed residential subdivision yielding 64 single detached dwellings.

Legal Description: Lots R1, R2 and R3 RP 446 (former Twp Nottawasaga)

Registered Plan No. _____ Lot or Block _____

Concession No. 9 _____ Lot 40 _____

Reference Plan No. _____ Parts _____

Assessment Roll #: 433108000713501

PIN (Property Identifier No.): _____

Registered Owner & Contact Information(s):

Owner E. Zathey, P. Zathey, H. Recek c/o Al Allendorf, Lotco 11

Address: Street: 24 Executive Place City: Kitchener ON Postal Code: N2P 2N4

Land Line: 519 748 2800 Cell Phone _____

E-mail: al@bostgroup.ca Fax: _____



Send Communications to:

Applicant ~~Consultant~~ Project Manager (Please indicate): Colin Travis

Address: Street: 7-275 First Street City: Collingwood Postal Code: L9Y 1A8

Land Line: 705 446 9917 Cell Phone: _____

E-mail: colint@travisinc.ca Fax: _____

1. Is the property affected by one or more of the following regulations?

- ☐ The Source Water Protection Plan Intake Protection Zone or Wellhead Protection Area _____
☒ the Nottawasaga Valley Conservation Authority (N.V.C.A.) _____
☐ the Grey Sauble Conservation Authority (G.S.C.A.) _____
☐ The Town of Collingwood Heritage District _____

2. 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.

Draft Plan of Subdivision

3. 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

4. Date of acquisition of the Subject Property by the owner:

5. The names and addresses of the holder of any mortgages, charges or other encumbrances in respect of the Subject Property:

Description of the Subject Property:

6. 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

7. Dimensions of the Subject Property (In Metric):

Frontage 172m +/- Depth 135m +/- Area 4.187ha

8. 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 road maintained year round.

9. 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: n/a

10. 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.):

Subject lands are vacant. Proposed buildings are single detached.

11. Official Plan Designation of the Subject Property:

Present Designation and Permitted Uses _____

Low Density Residential per Schedules A and C to local Official Plan

Requested Designation and Permitted Uses Retain existing designation.

(If an Official Plan Amendment is being requested)

12. 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

13. Zoning of the Subject Property:

Present Zoning and Density/Height Restrictions

R2, Residential with holding (H6)

Requested Zoning R3 Residential

(If a Zoning By-law Amendment is being requested)

14. Zoning By-Law Amendment Application Conformity:

The current designation of the subject land in the applicable official plans, and an explanation of how the application conforms with the official plans?

Conforms regarding use, density, servicing. See PJR.

15. Present Use of the Subject Property:

Vacant.

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

n/a

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

n /a

18. Present Use of lands abutting the Subject Property:



Residential (single detached), Institutional (School).

19. What is the nature and extent of the proposed amendments?
To enable development of 64 single detached having 12m min frontages.
20. What is the reason for the proposed amendments?
To enable development of a housing form in keeping with the intent of the OP.
21. What is the proposed use of the Subject Property?
64 single detached dwellings, Park, and SWM facility.
22. The planning rational for requesting the Official Plan and/or Zoning By-law amendment must be outlined in your attached covering letter, planning report and draft OPA amendments. Please supply an electronic copy in word format.
see attached.
23. If proposed use is Residential, indicate the proximity of the subject property to Community Facilities (parks, schools, etc.) within five hundred metres (500m).
Proximity to all noted facilities. See PJR.

24. 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	☐	☒
(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

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

25. Is storm drainage provided to the Subject Property by sewers, ditches, swales or other means?
sewers and swales. See engineering reports attached.



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26. 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 subject property no
☐ Yes
☒ Unknown land within 120m

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

27. 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 subject lands
☒ Yes lands to east and west
☐ Unknown

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

Residential subdivisions 1990's 2000's

28. 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 Subject lands
☐ Yes
☒ Unknown lands to west and east

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

29. In the case of a requested amendment to a lower-tier municipality's official plan, the current designation of the subject land in the upper-tier municipality's official plan and an explanation of how the proposed amendment conforms with the upper-tier municipality's official plan.

County OP "Settlement Area". Conforms due to location, provision
of services. See PJR.

30. An explanation of how the requested amendment is consistent with the policy statements issued under subsection 3 (1) of the Act.

Within settlement areas, built boundaries, full municipal services.
See PJR.



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

☐ No

☒ Yes, if yes, an explanation of how the requested amendment conforms or does not conflict with the provincial plan or plans.

Growth Plan. See PJR.

32. 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:
- Property dimensions and related street lines, including reference to the nearest intersecting street;
 - 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);
 - Parking lot and driveway layout including loading bays and garbage pickup areas dimensions of parking spaces and aisle widths;
 - Dimensions of front, side and rear yards, and distances between adjacent buildings;
 - Landscaping and other natural and artificial features (easements, railway lines, pipelines, watercourses, culverts, etc.);
 - Summary of site coverage with regard to percentage of building coverage and percentage of landscaped area;
 - The method of servicing subject property (sanitary sewers, public water, septic tanks, private wells).

OWNERS AUTHORIZATION FOR AGENT

I/we Lotco II Limited authorize Coln Travis

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

SIGN HERE

(Signature of owner)

DATED at the City of Kitchener, this
(City or Town) (which City or Town)

_____ day of _____, 20 _____.



OWNERS AUTHORIZATION FOR ACCESS

I/we, Lotco II Limited, of the City of Kitchener in the Region of Waterloo hereby
(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.

SIGN HERE

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, Colin Travis, of the Town of The Blue Mountains
(City or Town) (Region or County)

The Blue Mountains in the County of Grey
(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 County of Simcoe this 29th
day of January, 2020.

Colin to sign/
commission

Signature of Owner/Applicant/Agent

Signature of Commissioner

Robin Fay Shugan,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the Town of Collingwood.
Expires August 8, 2022

This application continues on the next page.



THE CORPORATION OF THE TOWN OF COLLINGWOOD APPLICATION FOR OPA, ZBA, HOLDING and
TEMPORARY USE AMENDMENTS
2019

FILE NO.: D _____ (Municipality Use)

Contact Information:

Project Name: 50 Saunders Street
Registered Owner: Lotco II Limited Att: Al Allendorf

Agent/Contact

Name: Colin Travis, Travis & Assoc
Address: Street: 7-275 First St Collingwood Postal Code: L9Y 1A8
Land Line: 705 446 9917 Cell Phone: _____
email: colint@travisinc.ca Fax: _____

Solicitor:

Name: _____
Address: Street: _____ City: _____ Postal Code: _____
Land Line: _____ Cell Phone: _____
email: _____ Fax: _____

Engineer:

Name: Tathem & Assoc. Att: Jeremy Acres
Address: Street: Sandford Flemming Cwood Postal Code: L9Y 5A6
Land Line: 704 444 2565 Cell Phone: _____
email: jacres@tathameng.com Fax: _____

Landscape Architect:

Name: About & Associates
Address: Street: 190 Nicklin Rd City: Guelph Postal Code: N1H 3Y5
Land Line: _____ Cell Phone: _____
email: marc@aboutdting.com Fax: _____

Architect:

Name: R A Jeffries
Address: Street: 36 Dunlop St W City: Barrie Postal Code: L4N 1A8
Land Line: _____ Cell Phone: _____
email: rjeff@sympatico.ca Fax: _____

Additional Information or Contacts:

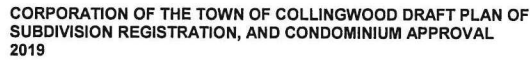
Freedom of Information

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 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*



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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 ("The Library") 55 Ste. Marie Street, Unit 302, Collingwood. ON L9Y 0W6. 705-445-1290 Fax: 705-445-1463 Extension: 3269



Certificate of Title Required TBD

Is the property mortgaged? _____ [Yes] [N] Mortgagee: _____

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

To be confirmed at time of agreement application to the Town.

Signature: [Signature] Date: January 20, 2020

I/we Lotco II Limited authorize Colin Travis

Signature of Owner

DATED at the City of Kitchener, this
20th day of January, 20 20.

I/we, Lotco II Limited, of the City
Kitchener Region of Waterloo
of _____ in the _____

Signature of Owner

Signature of Witness

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.

I, Colin Travis, of Town (City or Town)

of The Blue Mountains in the County of Grey
(Which City or Town) (Region or County)

Letter of Authorization

I/We, Ed Zathey, Peter Zathey and Helga Recek, as Registered Owner
of Lands Described as:

Part of Lots R1, R2 and R3, Part A, Plan R 600
and
Part of Lot R1, Plan 466 Nottawasaga
Part Lot R2, Plan 466 Nottawasaga
and Part of Lot R3, Plan 466 Nottawasaga
Parts 1 to 22, Plan R 600
Town of Collingwood
County of Simcoe
50 Saunders Street

hereby Authorize Lotco II Limited and its Planning Consultant, Travis &
Associates to submit formal Draft Plan of Subdivision and Zoning applications to
the Town of Collingwood on our behalf for the above-mentioned property.


Helga Recek
1/20/2020 12:56:44 PM EST
Signature of Registered Owner

01/20/2020

Date


Peter Zathey
1/20/2020 12:56:17 PM EST
Signature of Registered Owner

01/20/2020

Date


[Signature]
1/20/2020 1:20:17 PM EST
Signature of Registered Owner

01/20/2020

Date



CORPORATION OF THE TOWN OF COLLINGWOOD DRAFT PLAN OF
SUBDIVISION REGISTRATION, AND CONDOMINIUM APPROVAL
2019

TO: The Corporation of the Town of Collingwood
Mailing: P.O. Box 157, Collingwood, ON L9Y3Z5
Planning Services
Courier: 55 Ste. Marie Street, Unit 302,
Collingwood, ON

FILE NO.: D 1201 120
(Municipality Use)

Project Name: 50 Saunders Street

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](#) located on page 8

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>

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 2 submissions therefore 3rd submission drawings will require a further \$520.00.

APPLICATION FOR:

D1201

☒ Draft Plan Review – Subdivision **\$20,290.00**
Enclosed herewith the fee of \$16,130.00 flat fee plus \$4,160.00 contingency fee

D07

☐ Draft Plan Review – Condominium **\$12,490.00**
Enclosed herewith the fee of \$10,410.00 flat fee plus \$2,080.00 contingency fee

☐ Draft Plan Review – Condominium AFTER Site Plan Approval **\$6,240.00**
Enclosed herewith the fee of \$4,160.00 flat fee plus \$2,080.00 contingency fee

D072

☐ Condominium Exemption **\$2,410.00**
Enclosed herewith a flat fee of \$1890.00 flat fee plus \$520.00 contingency fee

D1202

☐ Extension of Draft Approval **\$3,020.00**
Enclosed herewith the flat fee of \$2,500.00 flat fee plus \$520.00 contingency fee

D1203

☐ Revision to Draft Approved Plan of Subdivision **\$6,020.00**
Enclosed herewith the fee of \$3,940.00 flat fee plus \$2,080 contingency fee

D1204

☐ Red Line Simple Revision to Draft Plan of Subdivision **\$3,020.00**
Enclosed herewith the fee of \$2,500.00 flat fee plus \$520.00 contingency fee

D1208

☐ Registration of Plan of Subdivision – Subdivision Agreement **\$4,160.00**
Enclosed herewith the fee of: (Legal fee deposit to be submitted prior to drafting the agreement and The Subdivision Administration Fee is due upon the Execution of the Agreement.)

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

The above application fees have been adopted and approved under By-law No. 2018 - 090 by the Council of the Town of Collingwood.



CORPORATION OF THE TOWN OF COLLINGWOOD DRAFT PLAN OF
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Be aware The Corporation of the County of Simcoe applies additional fees to planning applications. Contact the County directly at 1-705-726-9300 for information related to their respective fee submission(s) and application(s).

Matters to address:

Yes No



Subdivision/Condominium Administration Fee

Collingwood Public Works & Engineering apply an administration fee through the Agreement for the review, design and inspection of the site works in the amount of 5% of the total Town works for construction. In the case of Condominium the minimum fee will be \$10,000.00 and in the case of Subdivision the minimum fee will be \$10,000.00.



Subdivision Agreement

The provision of \$15,000.00 for the registration of a Plan of Subdivision is required as a deposit for legal costs and expenses incurred by the Town for the preparation, registration, administration and enforcement of the Agreement. If legal costs exceed this amount, the owner shall provide additional monies to cover Town legal costs.



☒ 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

Building Department

1. **Building Code and Related Standards.** A full review for compliance with the Ontario Building Code, related standards and applicable law will be completed at the time of the application for a building permit with same being processed within the prescribed timeframes as required by the *Building Code Act*.
2. **Applicable Laws & Building Permits Approvals** from other agencies are required in many instances before a building permit can be processed and issued. These approvals are not administered by Building Services. The fastest way to obtain a building permit is to ensure all of these other approvals are completed (or do not apply) before applying for a building permit. Building Services is required by law to prioritize applications that are fully complete in terms of applicable law approvals and document submissions. Building permit documents must be consistent with applicable law approvals. Please refer to our [Applicable Law Checklist](#) for more information.
3. **E-Permits.** All building permit applications, drawings and supporting document shall conform to the [e-Permit Document Guidelines](#) and be submitted through the [Town's e-Permit Services](#).
4. **Pre-Consult.** We encourage a pre-consultation meeting with Building Services prior to the submission of your building permit application to ensure the application is complete as possible to avoid processing delays.
5. **Civic addressing** will be assigned by Building Services in accordance with By-law No. 2013-046
6. **Signs.** All signage shall comply with the Town of Collingwood's Sign By-law No. 2012-110 and sign permit(s) shall be obtained from the Chief Building Official where applicable.
7. **Fees and Charges.** All building permit fees and applicable development charges shall be paid prior to issuance of a building permit.

Please refer to the [Building Services website](#) for more information or contact us at building@collingwood.ca

TOWN OF COLLINGWOOD
Greg Miller, BSSO, CBCO, C.E.T.
Manager, Building Services, Chief Building Official

The Owner/Applicant/Agent acknowledges and agrees that:

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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 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 *(3)
☐ 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
☐	☐

Be aware 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: 50 Saunders Street

Project Address: 50 Saunders Street, Collingwood, ON

Project Description: Proposed residential subdivision, 64 detached dwellings



Legal Description: Lots R1, R2 and R3, RP 446 (Formerly, Twp Nottawasaga)

Assessment Roll #: 433108000713501 PIN (Property Identifier No.): _____

Registered Owner & Contact Information (s): E.Zathey, P.Zathey, H Recek c/o Al Allendorf, Lotco 11

Address: Street: 24 Executive Place, Kitchener ON City: _____ Postal Code: N2P 2N4

Land Line: 519 748 2800 Cell Phone: _____

E-mail: al@bostgroup.ca Fax: _____

please note
electronic
authenticated
authorization
attached.

1. Is the property affected by one or more of the following regulations?

- | Yes | No | |
|-------------------------------------|--------------------------|---|
| ☒ | ☐ | 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 (GSCA) (The GSCA charge to review planning applications.) at 519-376-3076 |
| ☐ | ☐ | The Source Water Protection Plan Intake Protection Zone or Wellhead Protection Area |
| ☐ | ☐ | Town of Collingwood Heritage District |
| ☐ | ☐ | The Source Water Protection Plan Intake Protection Zone or Wellhead Protection Area |

2. Are there any easements or restrictive covenants affecting the subject land?

- ☒ No
- ☐ Yes – if yes, please describe briefly

3. Is or has the subject land been the subject of an application for approval of a Plan of Subdivision under Section 51 of the Planning Act, for a Consent under Section 53 of the Planning Act, a Minor Variance, approval of a Site Plan, or for an amendment to an Official Plan/Zoning By-law?

- ☒ No
- ☐ Yes – if yes, please include file number and status of application _____

4. The current designation of the subject land in the applicable official plans, and an explanation of how the draft plan conforms with the official plans: LOP TOC Low Density Residential per Schedules A and C.

COP "Settlement Area" per Sched 5.1. Conforms on basis of use, density and location. See PJR.

5. Zoning: Existing R2 (H6)

6. Total number of lots 64 or blocks 4 Blocks shown on the draft plan.

7. Total Area of Land shown on Draft Plan: 4.187ha

8. Total number of units/dwellings shown on Draft Plan: 64



9. Total number of units/dwellings shown on the draft plan for the following uses:

- | | | | | | | |
|--------------------------|--------------------------------|---------------------------------|------------------|-------|-----------|------------|
| ☐ | Detached Residential: | 64 | Area (Hectares): | 2.838 | Units/Ha: | 22.6 (net) |
| ☐ | Semi-Detached Residential: | | Area (Hectares): | | Unit/Ha: | |
| ☐ | Multiple attached Residential: | | Area (Hectares): | | Unit/Ha: | |
| ☐ | Apartment Residential: | | Area (Hectares): | | Unit/Ha: | |
| ☐ | Seasonal Residential: | | Area (Hectares): | | Unit/Ha: | |
| ☐ | Mobile Home: | | Area (Hectares): | | Unit/Ha: | |
| ☐ | Other Residential: | | Area (Hectares): | | Unit/Ha: | |
| ☐ | Commercial: | | Area (Hectares): | | Unit/Ha: | |
| ☐ | Industrial: | | Area (Hectares): | | Unit/Ha: | |
| ☐ | Institutional: | | Area (Hectares): | | Unit/Ha: | |
| ☐ | Park or Open Space: | | Area (Hectares): | 0.213 | Unit/Ha: | |
| ☐ | Roads: | incl road widening and daylight | Area (Hectares): | 0.979 | | |
| ☐ | Other: | SWM | Area (Hectares): | 0.157 | | |

10. Parking (spaces shown on draft plan):

Total parking spaces: _____

- Minimum of two spaces per dwelling will be provided.
- | | | |
|--------------------------|--------------------------------|-------|
| ☐ | Detached Residential: | _____ |
| ☐ | Semi-Detached Residential: | _____ |
| ☐ | Multiple Attached Residential: | _____ |
| ☐ | Apartment Residential: | _____ |
| ☐ | Seasonal Residential: | _____ |
| ☐ | Mobile Home: | _____ |
| ☐ | Other Residential: | _____ |
| ☐ | Commercial: | _____ |
| ☐ | Industrial: | _____ |
| ☐ | Institutional: | _____ |
| ☐ | Other: | _____ |

**If application is for approval of a condominium description, total number of parking spaces shown on draft plan for: n/a

- | | | |
|--------------------------|--------------------------------|-------|
| ☐ | Detached residential use: | _____ |
| ☐ | Semi-detached residential use: | _____ |

11. 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 Road, maintained all year.



12. 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:
n/a

13. 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]
(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

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

14. A servicing options report and a hydrological report will be required if: n/a

- ☐ The plan would permit development of more than five (5) lots or units on privately owned and operated individual or communal wells;
- ☐ The plan would permit development of five (5) or more lots or units on privately owned and operated individual or communal septic systems;
- ☐ The plan would permit development of fewer than five lots or units on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced/day as a result of the development being completed;
- ☐ The plan would permit development of fewer than five lots or units on privately owned and operated individual or communal septic systems and 4500 litres of effluent or less would be produced/day as a result of the development being completed (only hydrological report required)

15. Does the subject land contain any areas of archaeological potential?

☒ No



- ☐ Yes – if yes, Archaeological Impact Assessment must be conducted by Licensed Professional
- ☐ Unknown – if unknown, Archaeological Impact Assessment must be conducted by Licensed Professional

16. Will Storm Drainage be provided by:

- ☒ Sewers
- ☐ Ditches
- ☐ Swales
- ☒ Other: SWM Pond and per engineering study

17. If the application is for approval of a condominium description: n/a

- ☐ Has a site plan for the proposed condominium been approved and/or has a Site Plan Agreement been entered into? _____
- ☐ Has a building permit for the proposed condominium been issued? If yes, date of issuance: _____
- ☐ Is the proposed condominium under construction or been completed? If yes, date: _____
- ☐ If construction has been completed, what is the date of completion? _____
- ☐ Is the proposed condominium a conversion of a building containing residential rental units? If yes, how many units are to be converted? _____

18. An explanation of how the plan is consistent with policy statements issued under subsection 3 (1) of the Act?

☒ Yes, If the answer is yes and explanation of how the plan conforms or does not conflict with the provincial plan or plans.

Utilizes vacant parcel within existing built boundary and within Settlement Area on full services. See PJR.

☐ No – If no, how is it inconsistent? _____

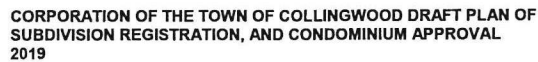
Please indicate to whom we send Communications to:

The Applicant, Consultant, or Project Manager: Colin Travis
(Circle One)

Address: 7-275 First Street, Collingwood ON Postal Code: L9Y 1A8

Telephone: 705 446 9917 Fax: _____

E-mail: colint@travisinc.ca Cell phone: _____



Certificate of Title Required TBD

Is the property mortgaged? _____ [Yes] [N] Mortgagee: _____

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

To be confirmed at time of agreement application to the Town.

Signature: _____ **SIGN HERE** Date: _____

I/we Lotco II Limited authorize Colin Travis

Signature of Owner Al Allendorf

DATED at the _____ of _____, this
_____ day of _____, 20_____.

I/we, Lotco II Limited, of the City
Kitchener Region of Waterloo
 of _____ in the _____

Signature of Owner

Signature of Witness

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.

I, Colin Travis, of Town
(City or Town)
of The Blue Mountains in the County of Grey
(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 _____ of _____
in the _____ of _____ this _____
day of _____, 20_____.

Colin to sign
and
commission

_____ of Owner/Applicant/Agent

_____ Signature of Commissioner

Forward this application to your development disciplines to ensure due-care is taken to produce plans that are in agreement and uniformity between all parties.

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 2 submissions therefore 3rd submission drawings will require a further \$520.00.

(Complete and Submit with Plans)

	Minimum Required	Plan Number	Yes	No
Draft Plan of Subdivision (full size)	2		X	
Draft Plan of Subdivision (reduced)	2		X	
Grading and Drainage Plan	2		X	
Site Servicing Plan	2		X	
Landscaping Plan and Details	2			
Planning Report	1		X	
Draft Plan – digital version to Town of Collingwood specifications	1		X	
Survey	1			
Registered Deed of Title	1			
Storm Water Management Report	2		X	
Completed Application Form	2		X	
Letter of Authorization (see application Pages 6,7&8)	1		X	
Cost Estimates	2			
Appropriate Fee				
Other Requirement (i.e. road widening information, required letters, etc.)				
Explain				



**Some reports may or may not be necessary this would have been discussed at the
preconsultation meeting and the Town Planner assigned to the file.**

Exemptions for Plans of Condominium n/a

Information Required for Condominium Exemption / Condominium Conversion Applications:

- ☐ Executed development or site plan agreement(s)
- ☐ Two (2) copies of the plan of condominium (large size) and two (2) copies of a reduced plan of condominium.
- ☐ A digital copy of the plan to the specifications of the Town of Collingwood.
- ☐ If the building is an existing rental property, a copy of the Engineers report completed to the satisfaction of the Municipal Engineer that indicates the building is appropriate and sound for conversion and sale, and a planning rationale explaining how the conversion does not adversely affect the rental accommodation of the Town of Collingwood.

This application continues on the next page



FILE NO.: D _____
(Municipality Use)

Contact Information:

Project Name: _____ 50 Saunders Street

Registered Owner: _____ Lotco II Limited

Agent:

Name: _____ Colin Travis, Travis & Associates

Address: Street: _____ 7-275 First St City: _____ Collingwood Postal Code: _____ L9Y 1A8

Land Line: _____ 705 446 9917 Cell Phone: _____

E-mail: _____ colint@travisinc.ca Fax: _____

Solicitor:

Name: _____

Address: Street: _____ City: _____ Postal Code: _____

Land Line: _____ Cell Phone: _____

E-mail: _____ Fax: _____

Engineer:

Name: _____ Tatham & Assoc. Att: Jeremy Acres

Address: Street: _____ Sandford Fleming Dr City: _____ Collingwood Postal Code: _____ L9Y 5A6

Land Line: _____ 705 444 2565 Cell Phone: _____

E-mail: _____ jacres@tathemeng.com Fax: _____

Landscape Architect:

Name: _____ Aboud & Associates c/o Mark Nielson

Address: Street: _____ 190 Nicklin Rd City: _____ Guelph Postal Code: _____ N1H 3Y5

Land Line: _____ 519 822 6839 Cell Phone: _____

E-mail: _____ mark@aboudtng.com Fax: _____

Architect:

Name: _____ R.A. Jeffries

Address: Street: _____ 36 Dunlop St City: _____ Barrie Postal Code: _____ L4N 1A2

Land Line: _____ 705 797 4943 Cell Phone: _____

E-mail: _____ 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



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

☐ No

☒ Yes, if yes, an explanation of how the requested amendment conforms or does not conflict with the provincial plan or plans.

Growth Plan. See PJR.

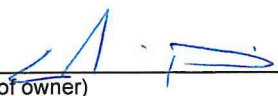
32. Supplementary and support material to accompany application, where applicable:

- (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:
- Property dimensions and related street lines, including reference to the nearest intersecting street;
 - 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);
 - Parking lot and driveway layout including loading bays and garbage pickup areas dimensions of parking spaces and aisle widths;
 - Dimensions of front, side and rear yards, and distances between adjacent buildings;
 - Landscaping and other natural and artificial features (easements, railway lines, pipelines, watercourses, culverts, etc.);
 - Summary of site coverage with regard to percentage of building coverage and percentage of landscaped area;
 - The method of servicing subject property (sanitary sewers, public water, septic tanks, private wells).

OWNERS AUTHORIZATION FOR AGENT

I/we Lotco II Limited authorize Coln Travis

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


(Signature of owner)

DATED at the City of Kitchener, this
(City or Town) (which City or Town)

20th day of January, 20 20.



THE CORPORATION OF THE TOWN OF COLLINGWOOD APPLICATION FOR OPA, ZBA, HOLDING and
TEMPORARY USE AMENDMENTS
2019

OWNERS AUTHORIZATION FOR ACCESS

I/we, Lotco II Limited, of the City of _____
(City or Town)
Kitchener in the Region of Waterloo 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, Colin Travis, of the Town of _____
(City or Town)

The Blue Mountains in the County of Grey
(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 County of Simcoe this 21
day of January, 2020

Signature of Owner/Applicant/Agent

Signature of Commissioner

Robin Fay Shugan,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the Town of Collingwood.
Expires August 8, 2022

This application continues on the next page.

Letter of Authorization

I/We, Ed Zathey, Peter Zathey and Helga Recek, as Registered Owner
of Lands Described as:

Part of Lots R1, R2 and R3, Part A, Plan R 600
and
Part of Lot R1, Plan 466 Nottawasaga
Part Lot R2, Plan 466 Nottawasaga
and Part of Lot R3, Plan 466 Nottawasaga
Parts 1 to 22, Plan R 600
Town of Collingwood
County of Simcoe
50 Saunders Street

hereby Authorize Lotco II Limited and its Planning Consultant, Travis &
Associates to submit formal Draft Plan of Subdivision and Zoning applications to
the Town of Collingwood on our behalf for the above-mentioned property.

Authentisign
Helga Recek
1/20/2020 12:56:44 PM EST

Signature of Registered Owner

01/20/2020

Date

Authentisign
Peter Zathey
1/20/2020 12:56:17 PM EST

Signature of Registered Owner

01/20/2020

Date

Authentisign
[Signature]
1/20/2020 1:20:17 PM EST

Signature of Registered Owner

01/20/2020

Date