

Received
Planning Services
JUN 12 2019
Town of Collingwood

ReSubmitted
see T. Haughton
encl 1/2



THE CORPORATION OF THE TOWN OF COLLINGWOOD
SITE PLAN APPLICATION

PLEASE NOTE: THIS FORM has recently changed and is for interim use. Please Consult with the Planner – MARCH 30, 2016

Received
Planning Services

FEB 06 2017

TO: The Corporation of the Town of Collingwood ("Town")
P.O. Box 157, Collingwood, ON L9Y3Z5
C/o Planning Services
55 Ste. Marie Street, Unit 302

Town of Collingwood

FILE NO.: D 11217

APPLICATION FOR:

Project Name: 1 Lockhart Road

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). 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>

Plans must be *folded separately with no binding strip (to keep the collection slim enough for our files)* to approximately 8 1/2" x 14" (216mm by 357mm). Collate the plans into three (3) complete sets 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 \$500.00.

☒ Site Plan Application **5,200.00** - **2080.00** *Ph* ~~7,000.00~~
Enclosed herewith is the fee of ~~\$5,000.00~~ + ~~\$2,000.00~~ contingency. Please note all 3rd submission drawing require an additional \$300.00

☐ Site Plan Application for a building of less than 500 sq.m **\$5,000.00**
Enclosed herewith is the fee of \$3,000.00 + \$2,000.00 contingency. Please note all 3rd submission drawing require an additional \$300.00

☐ Amendment to Site Plan Control Agreement **\$4,000.00**
Enclosed herewith is the fee of \$3,000.00 flat fee plus a \$1,000.00 contingency fee.
Please note all 3rd submission drawing require an additional \$300.00

☐ Minor Adjustment to Site Plan Control Agreement **\$1,500.00**
Enclosed herewith the fee of \$500.00 flat fee plus a \$1,000.00 contingency fee

☐ Discharge of Site Plan Control Agreement **\$500.00**
Enclosed herewith the fee of:
(Original file number D11 _____)

☐ Radio Communications – Protocol Conformity Review Process **\$5,900.00**
Enclosed herewith is the fee of: \$3,900.00 flat fee plus a \$2,000.00 contingency fee

☐ Model Home Application-this is a D1205 number **\$5,900.00**
Enclosed herewith is the fee of \$3,900.00 flat fee plus a \$2,000.00 contingency fee
Please note all 3rd submission drawing require an additional \$300.00

The above application fees have been adopted and approved under By-law No 2015_106 by the Council of the Town of Collingwood.

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

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

new 2019
fees
7,280.00
Ph

SITE PLAN APPLICATION FOR THE CORPORATION OF THE TOWN OF COLLINGWOOD
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 \$500.00 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. 2014-032 which is administered by the Treasury Department. Please contact Debbie Rowbotham, Deputy Treasurer for further clarification drowbotham@collingwood.ca |
| ☒ | | I understand that possible local improvement costs may apply? |

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.

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 supporting submissions shall also be borne by the applicant. These reports are required electronically as well as in paper format. **And** as per OPA #16 the studies required may include any of the following:

☐ Active Transportation Report, supply 3 paper copies	☒ Illumination Study Report, supply 3 paper copies
☐ Affordable Housing Report, supply 2 paper copies	☐ Marina or Coastal Engineering Study, supply 3 paper copies
☐ Archeological Assessment , supply 3 paper copies	☐ Master Fire Plan , supply 3 paper copies
☐ Cultural Heritage Report, supply 2 paper copies	☐ Needs/Justification Report, supply 3 paper copies
☐ Environmental Site Assessment supply 4 paper copies	☒ Noise Study , supply 3 paper copies
☐ Environmental Impact / Natural Heritage Study, supply 4 paper copies	☐ Odour /Nuisance /Dust /Vibration Study, supply 3 paper copies
☐ D4 Landfill Study , supply 3 paper copies	☐ Parking Report/Analysis, supply 3 paper copies
☐ Economic Cost Benefit Impact Analysis , supply 3 paper copies	☐ Planning Report, covering letter, draft Official Plan Amendment and/or draft Zoning By-law Amendment , supply 2 paper copies
☐ Electrical Economic Evaluation Plan, supply 3 paper copies	☐ Shadow Analysis, supply 3 paper copies
☐ Fire Safety Plan, supply 3 paper copies	☐ Spray Analysis - Golf Courses, supply 3 paper copies
☐ Fisheries Impact Study, supply 3 paper copies	☒ Stormwater Management Report, supply 4 paper copies

SITE PLAN APPLICATION FOR THE CORPORATION OF THE TOWN OF COLLINGWOOD

☐ Flooding, Erosion and Slope Stability Report, supply 3 paper copies	☐ Sustainability Analysis, supply 3 paper copies
☒ Functional Servicing Report 9, supply 3 paper copies	☐ Traffic Impact Study, supply 3 paper copies
☒ Geotechnical /Soil Stability Report , supply 3 paper copies	☐ Tree Preservation Plan, supply 3 paper copies
☐ Growth Management Report, supply 3 paper copies	☐ Urban Design Report including Architecture and Streetscape Design, supply 3 paper copies
☐ Heritage Impact Assessment, supply 3 paper copies	☐ Wellhead Protection Area - Risk Assessment Report, supply 3 paper copies
☐ Hydrogeological /Hydrology Study, supply 3 paper copies	☐ 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: 1 Lockhart Road

Project Address: 1 Lockhart Road, Town of Collingwood

Project Description: To construct a four storey multiple residential building with 8 units per floor for a total of 32 residential apartment units.

Legal Description: Lot 41, Concession 8, Town of Collingwood

Assessment Roll #: 433103000217500 **PIN (Property Identifier No.):** 58270-0151

Registered Owner & Contact Information (s): 2528233 Ontario Inc.

Address: Street: 4 Olympia Court **City:** Lindsay **Postal Code:** K9V 6C8

Land Line: 647-535-9461

Cell Phone: ---

E-mail: tom@td-consulting.ca

Fax: ---

Communications are to be sent to the:

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

Kristine Loft / LOFT Planning Inc.

Address: Street: 308 Hurontario St **City:** Collingwood **Postal Code:** L9Y 2M3

Land Line: 705-446-1168

Cell Phone: ---

E-mail: kristine@loftplanning.com

Fax: 866-391-9771

Project name: 1 Lockhart Road

Registered Owner: 2528233 Ontario Inc.

Agent: Kristine Loft / LOFT Planning Inc.

SITE PLAN APPLICATION FOR THE CORPORATION OF THE TOWN OF COLLINGWOOD

Zoning existing: Residential Fourth Density (R4-2) proposed if applicable: --

Official Plan existing: High Density Residential proposed if applicable: --

Site Information: Water -- Municipal Private (if applicable):

Sewer -- Municipal Private (if applicable):

Proposed Uses: To develop one multiple residential building consisting of 32 residential units (8 units per floor - 4 floors)

Site Area (sq. m / ha): 0.41 ha / 4110 m2 # of Units 32 apartment units

Building Area (sq. m) proposed 869.5 sq. m existing (if applicable) vacant

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

Exterior Materials & Colours As per architectural drawings.

Legal Information for Agreement Preparation

Certificate of Title Required No Enclosed ☐

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

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

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

Solicitor Contact Information: To be confirmed.

OWNER'S AUTHORIZATION FOR AGENT

I/we 2528233 Ontario Inc. authorize Kristine Loft / LOFT Planning Inc.

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

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

this 1 day of FEBRUARY, 20 17

OWNER'S AUTHORIZATION FOR ACCESS

I/we, SHANE BUFFAW, of the CITY (City or Town)

TORONTO 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

SITE PLAN APPLICATION FOR THE CORPORATION OF THE TOWN OF COLLINGWOOD

DECLARATION

- I. No works shall be undertaken on the property until the Site Plan Agreement is fully authorized by By-law and Council. Notwithstanding the above, new site works, including filling/grading and the destruction of trees may be advanced subject to permits having been duly issued in accordance with the Fill By-law, as amended No. 03-103 and the By-law to Destroy Trees No. 2012-84;

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

I, Kristine A. Loft of Township (City or Town)
of Clearview in the County of Simcoe
(Which City or Town) (Region or County)

SOLEMNLY DECLARE THAT:

All above statements and the statements contained in all of the exhibits transmitted herewith are true. I make this solemn Declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath. I am the registered owner of the above-noted property or the agent of the owner duly authorized on the owner's behalf.

DECLARED before me at the of Town of The Blue Mountains
(City or Town) (Which City or Town)
in the County of Grey this 2nd (Region or County)
(Which Region or County)

day of February, 20 17

Kristine Loft
Signature of Owner/Applicant/Agent

Krista Royal
Signature of Commissioner

KRISTA ROYAL, A COMMISSIONER, ETC.,
COUNTY OF GREY, WHILE TOWN DEPUTY CLERK FOR THE
CORPORATION OF THE TOWN OF
THE BLUE MOUNTAINS.

At the end of this process, to facilitate the Site Plan Agreement, 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. These plans will be stamped site plan approved and will accompany the Site Plan Agreement. The Developer/Owner, Engineering Services, The Clerks Department, and Planning Services will all receive final executed copies along with a full set of approved plans for their files for reference.

Upon execution the Agreement and Plans will be distributed as follows:

*Planning Services
Engineering Services
Collingwood Clerks Department
The Applicant
In Compliance Inspections*

KRISTA ROYAL, A COMMISSIONER, ETC.,
COUNTY OF GREY, WHILE TOWN DEPUTY CLERK FOR THE
CORPORATION OF THE TOWN OF
THE BLUE MOUNTAINS.

This application continues on the next page.

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SITE PLAN APPLICATION FOR THE CORPORATION OF THE TOWN OF COLLINGWOOD

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Plans must be *folded separately with no binding strip (to keep the collection slim enough for files)* to approximately 8 1/2" x 14" (216mm by 357mm) collated in three (3) complete sets 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 Note: The expectation is that reviews will take place within 2 submissions therefore 3rd submission drawings will require a further \$500.00.

(Please Complete and Submit with Plans)

	1st Submission Minimum Required	Please Note 2 nd Submission Unless otherwise requested.	Plan Number	Radio Communi- cation	Yes	No
Site Plan #br of Plans	3	2		3		
Grading and Drainage Plan	3	2				
Site Servicing Plan	3	2				
Tree Preservation Plan	3	2				
Landscaping Plan and Details	3	2				
Building Elevations	3	2		3		
Floor Plans	3	2				
Storm Water Management Report	4					
Planning Report	2					
Traffic Impact	2					
Environmental Impact Statement	4					
Geotechnical Investigation	3					
Air Quality and Odour Study	3					
Environmental Noise Impact	3					
Phase 1 Site Assessment	2					
Architectural	2					
Heritage Impact Assessment	3					
Survey	1					
Completed Application Form	2			2		
Summary Response To 1 st Submission Comments	2					
Letter of Authorization (only if area of application not utilized)						
Appropriate Fee						
Cost Estimates-electronic word		2				
Coloured Photo Renderings						

***Some reports may or may not be necessary. Please discuss same with the Town of Collingwood Planner assigned to your file as well as at the preconsultation meeting.**

Received
Planning Services
JUN 12 2019
Town of Collingwood
Revised
See T. Hurley
Email

SITE PLAN APPLICATION FOR THE CORPORATION OF THE TOWN OF COLLINGWOOD

D11217

Contact Information:

Project Name: 1 Lockhart Road

Registered Owner: 2528233 Ontario Inc.

Agent:

Name: Kristine Loft / LOFT Planning Inc.

Address: Street: 308 Hurontario St City: Collingwood Postal Code: L9Y 2M3

Land Line: 705-446-1168 Cell Phone:

E-mail: kristine@loftplanning.com Fax: 866-391-9771

Solicitor:

Name: TBC

Address: Street: City: Postal Code:

Land Line: Cell Phone:

E-mail: Fax:

Engineer:

Name: Dan Hurley, C.C. Tatham & Associates Ltd.
115 Sandford Fleming Drive

Address: Street: City: Collingwood Postal Code: L9Y 5A6

Land Line: 705-444-2565 Cell Phone: ---

E-mail: dhurley@cctatham.com Fax: 705-444-2327

Landscape Architect:

Name: Mike Hensel, Hensel Design Group

Address: Street: 372 Peel St. City: Collingwood Postal Code: L9Y 3W4

Land Line: 705-443-8394 Cell Phone: ---

E-mail: mike_h@rogers.com Fax: 705-443-8494

Architect:

Name: Tim Fanstone Architect

Address: Street: 319 Simcoe St. City: Collingwood Postal Code: L9Y 1J8

Land Line: 905-627-7166 Cell Phone: --

E-mail: time@fanstone.ca Fax: --

Additional Information or Contacts

Tom Deboer - TD Consulting Inc. - Construction Project Manager Consultant

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