

JUL 20 2018

CORPORATION OF THE TOWN OF COLLINGWOOD DRAFT PLAN OF
SUBDIVISION REGISTRATION, AND CONDOMINIUM APPROVAL By-Law 2017-093

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

Town of Collingw

FILE NO.: D 1202218
(Municipality Use)

Project Name: Red Maple Subdivision - 725 TENTH LINE
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 \$508.00.

APPLICATION FOR:

- | | | |
|---|---|--------------------|
| D1201 | <input type="checkbox"/> Draft Plan Review – Subdivision
Enclosed herewith the fee of \$15,742.90 flat fee plus \$4,064.00 contingency fee | \$19,806.90 |
|
 | | |
| D07 | <input type="checkbox"/> Draft Plan Review – Condominium
Enclosed herewith the fee of \$10,106.00 flat fee plus \$2,032.00 contingency fee | \$12,192.00 |
|
 | | |
| <input type="checkbox"/> Draft Plan Review – Condominium AFTER Site Plan Approval
Enclosed herewith the fee of \$4,064.00 flat fee plus \$2,032.00 contingency fee | | \$6,096.00 |
|
 | | |
| D072 | <input type="checkbox"/> Condominium Exemption
Enclosed herewith a flat fee of \$1,849.10 flat fee plus \$508.00 contingency fee | \$2,357.10 |
|
 | | |
| D1202 | <input checked="" type="checkbox"/> Extension of Draft Approval
Enclosed herewith the flat fee of \$2,448.55 flat fee plus \$508.00 contingency fee | \$2,956.55 |
|
 | | |
| D1203 | <input type="checkbox"/> Revision to Draft Approved Plan of Subdivision
Enclosed herewith the fee of \$3,785.00 flat fee plus \$2,000 contingency fee | \$5,785.00 |
|
 | | |
| D1204 | <input type="checkbox"/> Red Line Revision (minor adjustment) to Draft Plan of Subdivision
Enclosed herewith the fee of \$3,845.55 flat fee plus \$2,032.00 contingency fee | \$5,877.55 |
|
 | | |
| D1208 | <input type="checkbox"/> Registration of Plan of Subdivision – Subdivision Agreement
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. | \$4,064.00 |

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. 2017 - 093 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. Contact the NVCA



directly at 1-705-424-1479 or GSCA 1-519-376-3076 for information related to their respective fee submission(s) and application(s).

The 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 | <u>Subdivision/Condominium Administration Fee</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Subdivision Agreement</u>
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. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are the subject lands or uses impacted by any current municipal review initiatives? |
| <input type="checkbox"/> | | Due-care will be taken to ensure plans are in agreement between development disciplines to ensure uniformity between all parties |

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 the prescribed fees are not paid in full at the time of submission the application shall be deemed incomplete.

Contingency fees will be used to cover any 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 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:

<input type="checkbox"/> Active Transportation Report	<input type="checkbox"/> Illumination Study
<input type="checkbox"/> Affordable Housing Report	<input type="checkbox"/> Marina or Coastal Engineering Study
<input type="checkbox"/> Archeological Assessment	<input type="checkbox"/> Master Fire Plan
<input type="checkbox"/> Cultural Heritage Report	<input type="checkbox"/> Needs/Justification Report
<input type="checkbox"/> Environmental Site Assessment	<input type="checkbox"/> Noise Study
<input type="checkbox"/> Environmental Impact / Natural Heritage Study	<input type="checkbox"/> Odour /Nuisance /Dust /Vibration Study
<input type="checkbox"/> D4 Landfill Study	<input type="checkbox"/> Parking Report/Analysis
<input type="checkbox"/> Economic Cost Benefit Impact Analysis	<input type="checkbox"/> Planning Report, covering letter, draft Official Plan Amendment and/or draft Zoning By-law Amendment
<input type="checkbox"/> Electrical Economic Evaluation Plan	<input type="checkbox"/> Shadow Analysis
<input type="checkbox"/> Fire Safety Plan	<input type="checkbox"/> Spray Analysis - Golf Courses



<input type="checkbox"/> Fisheries Impact Study	<input type="checkbox"/> Stormwater Management Report *(3)
<input type="checkbox"/> Flooding, Erosion and Slope Stability Report	<input type="checkbox"/> Sustainability Analysis
<input type="checkbox"/> Functional Servicing Report	<input type="checkbox"/> Traffic Impact Study
<input type="checkbox"/> Geotechnical /Soil Stability Report	<input type="checkbox"/> Tree Preservation Plan
<input type="checkbox"/> Growth Management Report	<input type="checkbox"/> Urban Design Report including Architecture and Streetscape Design
<input type="checkbox"/> Heritage Impact Assessment	<input type="checkbox"/> Wellhead Protection Area - Risk Assessment Report
<input type="checkbox"/> Hydrogeological /Hydrology Study	<input type="checkbox"/> The studies required by Section 4.4.3.7 of this Official Plan
<input type="checkbox"/>	<input type="checkbox"/>

NIA STUDIES & PLANS PREVIOUSLY SUBMITTED :

*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: RED MAPLE SUBDIVISION

Project Address: 725 TENTH LINE

Project Description: RESIDENTIAL PLAN OF SUBDIVISION

Legal Description: PART 1 THROUGH 13, PLAN SIR-38850

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

Registered Owner & Contact Information (s): _____

Address: Street: 1090 DON MILLS RD. City: TORONTO Postal Code: M3C 3R6
SUITE 400A

Land Line: _____ Cell Phone: _____

E-mail: _____ Fax: _____

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

- | | | |
|-------------------------------------|-------------------------------------|---|
| Yes | No | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The Grey Sauble Conservation Authority (GSCA) (The GSCA charge to review planning applications.) at 519-376-3076 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The Source Water Protection Plan Intake Protection Zone or Wellhead Protection Area |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Town of Collingwood Heritage District |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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 DRAFT APPROVED LANDS. PREVIOUS EXTENSION. SEE ATTACHED LETTER.

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:

RESIDENTIAL AND ENVIRONMENTAL PROTECTION. THE EXISTING DRAFT PLAN REPRESENTS RESIDENTIAL GROWTH IN A SERVICED URBAN AREA WHILE PROTECTING EP AREAS.

5. Zoning: RESIDENTIAL ZONING TO ACCOMMODATE DRAFT PLAN.

6. Total number of lots 187 or blocks 12 shown on the draft plan.

7. Total Area of Land shown on Draft Plan: 17.59 ha.

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

278 INCLUDING MEDIUM DENSITY BLOCK.

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

- | | | | | | |
|---|----------------------|------------------|-------------|-----------|--------------|
| <input type="checkbox"/> Detached Residential: | <u>131</u> | Area (Hectares): | <u>5.8</u> | Units/Ha: | <u>22.59</u> |
| <input type="checkbox"/> Semi-Detached Residential: | _____ | Area (Hectares): | _____ | Unit/Ha: | _____ |
| <input type="checkbox"/> Multiple attached Residential: | <u>147</u> | Area (Hectares): | <u>3.44</u> | Unit/Ha: | <u>42.73</u> |
| <input type="checkbox"/> Apartment Residential: | _____ | Area (Hectares): | _____ | Unit/Ha: | _____ |
| <input type="checkbox"/> Seasonal Residential: | _____ | Area (Hectares): | _____ | Unit/Ha: | _____ |
| <input type="checkbox"/> Mobile Home: | _____ | Area (Hectares): | _____ | Unit/Ha: | _____ |
| <input type="checkbox"/> Other Residential: | _____ | Area (Hectares): | _____ | Unit/Ha: | _____ |
| <input type="checkbox"/> Commercial: | _____ | Area (Hectares): | _____ | Unit/Ha: | _____ |
| <input type="checkbox"/> Industrial: | _____ | Area (Hectares): | _____ | Unit/Ha: | _____ |
| <input type="checkbox"/> Institutional: | _____ | Area (Hectares): | _____ | Unit/Ha: | _____ |
| <input type="checkbox"/> Park or Open Space: | <u>7</u> | Area (Hectares): | <u>1.31</u> | Unit/Ha: | _____ |
| <input type="checkbox"/> Roads: | _____ | Area (Hectares): | <u>3.77</u> | | |
| <input type="checkbox"/> Other: | <u>EP (2 BLOCKS)</u> | Area (Hectares): | <u>3.26</u> | | |

10. Parking (spaces shown on draft plan):

Total parking spaces: N/A.

☐ Detached Residential: PRIVATE DRIVEWAY PARKING

☐ 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: NIA.

- ☐ 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 YEAR ROUND.

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:

NIA

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	[]	<input checked="" type="checkbox"/>
(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	<input checked="" type="checkbox"/>	[]
(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:

NIA .

- ☐ 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: _____

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

NIA .

- ☐ 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.



No – If no, how is it inconsistent? _____



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 \$508.00.

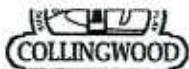
(Complete and Submit with Plans)

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

Some reports may or may not be necessary please discuss at preconsultation meeting and the Town Planner assigned to the file.

- Exemptions for Plans of Condominium**
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



Please indicate to whom we send Communications to:

The Applicant, Consultant, or Project Manager: ALEX TROOP - ALLIANCE HOMES.

Address: _____ Postal Code: _____

Telephone: _____ Fax: _____

E-mail: _____ Cell phone: _____

Legal Information for Agreement Preparation

Certificate of Title Required _____

Enclosed ☐

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

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

Who has authority to bind the corporation?

I hereby declare that the statements herein are to the best of my knowledge a true and complete representation of the purpose and intent of this application.

Signature: Wang JS Date: Jul 16/18

OWNERS AUTHORIZATION FOR AGENT

I/we Consar-Red Maple Investments Inc authorize Alliance Homes
C Alex Troop
to act as our agent(s) for the purpose of this application.

Signature of Owner Wang JS

DATED at the Toronto of City, this
16th day of July, 20 18

OWNERS AUTHORIZATION FOR ACCESS

I/we, Consar-Red Maple Investments Inc of the City
of Toronto in the Province of Ontario

hereby 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 Wang JS Signature of Witness [Signature]



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, Alex Troop of Township
(City or Town)
of Kj in the York Region
(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 _____ Maria Nadia Howell, a Commissioner,
etc., Province of Ontario,
in the _____ of _____ for Alliance Homes Ltd. and its
subsidiaries, associates and affiliates.
day of _____, Expires June 23, 2020

[Signature] Signature of Owner/Applicant/Agent
Nadia Howell Jul. 19/18 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.