



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 14320

(Municipality Use)

APPLICATION FOR:

Project Name: Collingwood Harbour House

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: Collingwood Harbour House

Project Address: 31 Huron Street

Project Description: 6 storey building, 1st floor commercial

Floors 2-6 residential condominium units (130) 2 floors underground parking

Legal Description: 31 Huron Street

Registered Plan No. 51M-926 Lot or Block 44

Concession No. 11 Lot _____

Reference Plan No. _____ Parts _____

Assessment Roll #: 433101000106381

PIN (Property Identifier No.): 58287-0141, 58287-0165

Registered Owner & Contact Information(s):

Owner: 31 Huron Street Inc.

Address: Street: 1230 Dundas Street East City: Toronto Postal Code: M4M 1S3

Land Line: 416-686-9199 ext. 141 Cell Phone _____

E-mail: penny@streetcar.ca Fax: _____



Send Communications to:

Applicant/Consultant/Project Manager (Please indicate): Pascuzzo Planning Inc.
Address: Street: 173 St. Marie St. City: Collingwood Postal Code: L9Y3K4
Land Line: 705-444-1830 Cell Phone: _____
E-mail: andrew@pascuzzo-inc.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.

ZBA, Site Plan, Condominium Exemption

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:

November 2019

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 60m Depth 72m Area 0.47ha

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 Roads (Huron St., Heritage Dr., Side Launch Way)

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



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nearest public road:

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.):

VACANT

11. Official Plan Designation of the Subject Property:

Present Designation and Permitted Uses Shipyards - Mixed-Use
Commercial and residential uses

Requested Designation and Permitted Uses _____

(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: Deferred Commercial (DC)

Present Zoning and Density/Height Restrictions

Requested Zoning Downtown Commercial Exception (C1-X)

(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?

Town OP - Shipyards Mixed Use - 4.4.4.9.3.1.9.2 See Planning Report
6 storeys, 130 units

15. Present Use of the Subject Property:

Vacant

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

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

18. Present Use of lands abutting the Subject Property:



North - ROW side launch way - vacant (proposed Perfect World development), Harbour
South - Huron St. Collingwood Museum
East - Heritage Drive, residential townhouse complex West - vacant/open space
- commercial uses

19. What is the nature and extent of the proposed amendments?

To rezone from DC to C1-X

20. What is the reason for the proposed amendments?

Height, rear yard setback, permit mixed uses.

21. What is the proposed use of the Subject Property?

6 storey mixed use building (first floor commercial, floors 2-6 residential)
130 condominiums
2 floor underground parking

22. The planning rationale 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.

23. If proposed use is Residential, indicate the proximity of the subject property to Community Facilities (parks, schools, etc.) within five hundred metres (500m).

Harbour, Museum, Bus Terminal, Post office, Town Hall, Library, Public Trails

24. Services existing and proposed for the Subject Property: (please check appropriate box)

Water Supply

	Existing	Proposed
(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?

Yes



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2019

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
☐ Yes
☐ Unknown

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
☒ Yes
☐ Unknown

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

Shipyards Subdivision Agreement

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
☒ Yes
☐ Unknown

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

Shipyards OPA, ZBLA.

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.

Simcoe County OP - Settlement Area
See Planning Report

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

See Planning Report 2020 PPS.



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 Planning Report

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 see attached. authorize _____

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

(Signature of owner)

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

_____ day of _____, 20 _____.



OWNERS AUTHORIZATION FOR ACCESS

I/we, Andrew Pascreau of the Town of
Collingwood (Which City or Town) in the County of Simcoe (Region or County) 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.

Andrew Pascreau
Signature of Owner
Authorized Agent

[Signature]
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, Andrew Pascreau of the Town of
Collingwood (Which City or Town) in the County of Simcoe (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 24th
day of July, 2020.

Andrew Pascreau
Signature of Owner/Applicant/Agent
Authorized

[Signature]
Signature of Commissioner

Joseph Bruce Hart, a Commissioner, etc.,
Province of Ontario, for Baulke Stahr McNabb LLP,
Barristers and Solicitors.
Expires July 13, 2021.

This application continues on the next page.



FILE NO.: D _____ (Municipality Use)

Contact Information:

Project Name: Collingwood Harbour House

Registered Owner: 31 Huron Street Inc.

Agent/Contact
Name: Pascuzzo Planning Inc. Andrew Pascuzzo

Address: Street: 17357 Marie St City: Collingwood Postal Code: L9Y 3K4

Land Line: 705-444-1830 Cell Phone: _____

email: andrew@pascuzzo-inc.ca Fax: _____

Solicitor:
Name: Dentons Canada LLP Jules Mikelberg

Address: Street: 77 King St. West City: Toronto Postal Code: M5K 0A1

Land Line: 416-863-4380 Cell Phone: _____

email: jules.mikelberg@dentons.com Fax: _____

Engineer:
Name: C.F. Crozier + Associates Brendan Hammelen

Address: Street: 40 Huron St. City: Collingwood Postal Code: L9Y 4R3

Land Line: 705-446-3510 ext. 115 Cell Phone: _____

email: bhammelen@cfcrozier.ca Fax: _____

Landscape Architect:
Name: C.F. Crozier + Associates Mike Hensel

Address: Street: 40 Huron St. City: Collingwood Postal Code: L9Y 4R3

Land Line: 705-446-3510 Cell Phone: _____

email: m.hensel@cfcrozier.ca Fax: _____

Architect:
Name: CEBRA Architects - Design

Address: Street: Vesterbro Torv 3, 2nd Floor City: Copenhagen Postal Code: 2200

Land Line: +4587303439 Cell Phone: _____

email: tbm@cebraarchitecture.dk Fax: _____

Additional Information or Contacts:

Architect of Record - Design Workshop Architects - Michael Donaldson
1230 Dundas St East, Toronto, M4M 1S3

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



THE CORPORATION OF THE TOWN OF COLLINGWOOD
SITE PLAN APPLICATION 2019

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

FILE NO.: D 111320

(Municipality Use)

APPLICATION FOR:

Project Name: Collingwood Harbour Harvie

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>

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.

☒ Site Plan Application **\$7,280.00**

Enclosed herewith is the fee of \$5,200.00 + \$2,080.00 contingency. Please note all 3rd submission drawing require an additional \$520.00

☐ Site Plan Application for a building of less than 500 sq.m **\$5,200.00**

Enclosed herewith is the fee of \$3,120.00 + \$2,080.00 contingency. Please note all 3rd submission drawing require an additional \$520.00

☐ Amendment to Site Plan Control Agreement **\$4,160.00**

Enclosed herewith is the fee of \$3,120.00 flat fee plus a \$1,040.00 contingency fee.
Please note all 3rd submission drawing require an additional \$760.00

☐ Minor Adjustment to Site Plan Control Agreement **\$1,560.00**

Enclosed herewith the fee of \$520.00 flat fee plus a \$1,040.00 contingency fee

☐ Discharge of Site Plan Control Agreement **\$520.00**

Enclosed herewith the fee of: (plus any additional legal fees incurred)
(Original file number D11_____)

☐ Radio Communications – Protocol Conformity Review Process **\$6,140.00**

Enclosed herewith is the fee of: \$4,060.00 flat fee plus a \$2,080.00 contingency fee

☐ Model Home Application-this is a D1205 number **\$6,140.00**

Enclosed herewith is the fee of \$4,060.00 flat fee plus a \$2,080.00 contingency fee
Please note all 3rd submission drawing require an additional \$520.00

☐ Development Agreement this will be associated with Committee of Adjustment and
A Consent to Sever or a Minor Variance – see Consent Application

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.

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 | <i>Town OP Review</i> |
| ☒ | ☐ | 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

See previous study submitted for shipyards

☒ 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 9	☒ 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: Collingwood Harbour House

Project Address: 31 Huron Street

Project Description: 6 storey mixed use building - 1st floor commercial floors 2-6 residential condominium units, 2 floors underground parking

Legal Description: Part of Lot 44, Concession 11 R Plan SIM-926

Assessment Roll #: 433101000106381 PIN (Property Identifier No.): _____

Registered Owner & Contact Information (s): 31 Huron Street Inc.

Address: Street: 1230 Dundas St. East City: Toronto Postal Code: M4M 1S3

Land Line: 416-86-9199 ext. 141 Cell Phone: _____

E-mail: penny@streetcar.ca Fax: _____

Communications are to be sent to the:

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

Pascuzzo Planning Inc. Andrew Pascuzzo

Address: Street: 173 St. Marie St. City: Collingwood Postal Code: L9Y 3K4

Land Line: 705-444-1830 Cell Phone: _____

E-mail: andrew@pascuzzo.ca Fax: _____

Zoning existing: Deferred Commercial (C1-X) proposed if applicable: Downtown Commercial Exemption
 Official Plan existing: Shipyards-Mixed Use proposed if applicable: _____

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

Sewer – Municipal ☒ Private (if applicable): _____

Proposed Uses: 6 storey mixed use building, first floor commercial

floors 2-6 - residential condominium units (130) - 2 floors underground parking

Site Area (sq. m / ha): 0.47ha # of Units 130 residential

Building Area (sq. m) proposed 14870m² existing (if applicable) _____

Mezzanine Area (sq. m) proposed 767m² 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) Les Mallins - President

Solicitor Contact Information: see back (Jules Mikelberg)

OWNER'S AUTHORIZATION FOR AGENT

I/we see attached authorize _____

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

DATED at the of: _____ of _____
 (City or Town) (Which City or Town)

this _____ day of _____, 20 _____

Authorized Agent

OWNER'S AUTHORIZATION FOR ACCESS

I/we, Andrew Pascoe, of the Town
 (City or Town)

Collingwood in the County of Simcoe
 (Which City or Town) (Region or County)

hereby permit the Town and its representatives to enter upon the property during regular business hours for the purpose of performing inspections of the property.

Andrew Pascoe
 Signature of Owner
Authorized Agent

[Signature]
 Signature of Witness

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, Andrew Bescuzzo, of Town
(City or Town)
of Collingwood in the County of Simcoe
(Which City or Town) (Region or County)

SOLEMNLY DECLARE THAT:

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

DECLARED before me at the of Town of Collingwood
(City or Town) (Which City or Town)
in the County of Simcoe this 24
(Which Region or County) (Region or County)

day of July, 2020

Andrew Bescuzzo
Signature of Owner/Applicant/Agent
Authorized

[Signature]
Signature of Commissioner

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. These plans will be stamped site plan approved and will accompany the Site Plan Agreement. As well as,
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.

This application continues on the next page.

Joseph Bruce Hart, a Commissioner, etc.,
Province of Ontario, for Baulke Stahr McNabb LLP,
Barristers and Solicitors.
Expires July 13, 2021.

Please forward this application to your consultants to facilitate due-care between development disciplines.

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.

(Please Complete and Submit with Plans)

	1st Submission Minimum Required	Please Note 2nd Submission Unless otherwise requested.	Final Agreement Approved Plans for circulation	Plan Number	Radio Communi- cation	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	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 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						✓	

FILE NO.: D _____
(Municipality Use)

Contact Information:

Project Name: Collingwood Harbour House

Registered Owner: 31 Huron Street Inc.

Agent:
Name: Pascuzzo Planning Inc. Andrew Pascuzzo

Address: Street: 173 St. Marie St. City: Collingwood Postal Code: L9Y 3K4

Land Line: 705-444-1230 Cell Phone: _____

E-mail: andrew@pascuzzo.ca Fax: _____

Solicitor:
Name: Dentons Canada LLP Jules Mikelberg

Address: Street: 77 King St. West Suite 400 City: Toronto Postal Code: M5K 0A1

Land Line: 416-863-4380 Cell Phone: _____

E-mail: jules.mikelberg@dentons.com Fax: _____

Engineer:
Name: C.F. Crozier & Associates Brendan Hummelen

Address: Street: 40 Huron St. Suite 301 City: Collingwood Postal Code: L9Y 4R3

Land Line: 705-446-3510 ext 115 Cell Phone: _____

E-mail: bhummelen@cfcrozier.ca Fax: _____

Landscape Architect:
Name: C.F. Crozier & Associates - Mike Hense

Address: Street: 40 Huron St. Suite 301 City: Collingwood Postal Code: L9Y 4R3

Land Line: 705-446-3510 Cell Phone: _____

E-mail: mhense@cfcrozier.ca Fax: _____

Architect:
Name: CEBRA Architects

Address: Street: Vesterbro Toru 3, 2nd floor 8000 Aarhus C City: _____ Postal Code: Denmark

Land Line: +4587303439 Cell Phone: _____

E-mail: tbm@cebraarchitecture.dk Fax: _____

Additional Information or Contacts

Architect of Record - Design Workshop Architects
Michael Donaldson 1230 Dundas St. East, Toronto, M4M 1S3

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

AUTHORIZATION

TO: Town of Collingwood
55 Ste Marie Street
Collingwood, ON
L9Y 0W6

NVCA
8195 8th Line
Utopia, ON
L0M 1T0

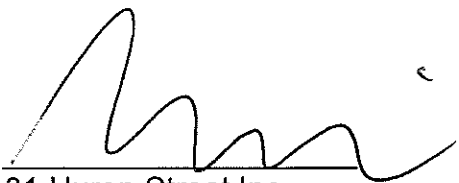
To whom it may concern:

We 31 Huron Street Inc.

being the owner(s) of 31 Huron Street
Town of Collingwood
County of Simcoe

hereby authorize Pascuzzo Planning Inc.

to act on our behalf on planning matters regarding the above noted property including access to property, applications, cost acknowledgement, posting notices and personal information.

SIGNED: 
31 Huron Street Inc.

DATED: July 20, 2020

Signing authority: President: Les Mallins