Georgian Bay Hotel
Minor Site Plan

COLLINGWOOD ACKNOWLEDGEMENTS AND PLANNING APPLICATION proposals

☒ Acknowledgment of the Planning Act and Freedom of Information

Personal information on these forms 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 the progress of their application. This information will be used by the Town and relevant agencies for processing 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.

☒ Acknowledgment of Public Information

The applicant grants the Town of Collingwood (TOC) permission to reproduce, in whole or in part, any document submitted as part of a complete application for internal use, inclusion in staff reports, or distribution to the public either online or through other means for the purpose of application review. The applicant agrees to provide in electronic form, to the TOC for internal and external use and distribution to the public either online or through other means for the purposes of application review.

If the applicant believes there may be a security risk by allowing the public access to any portion of these documents, the applicant must indicate the portion of the document(s) to which this concern applies, along with supporting documentation outlining the reasons for concern, along with the document submitted as part of the application. Planning Department Professionals or delegates will consider, but will not be bound to agree with, such submissions prior to reproduction, in whole or in part, any identified portions for internal use, inclusion in staff reports, or public distribution via electronic means.

Development applications are published on the Proposed Major Developments page, accessible by clicking the link below.

Proposed Major Developments

The Owner/Applicant/Agent acknowledges and agrees that: All costs incurred by the municipality processing this application will be borne by the payee/applicant as deemed fit by the Municipality. In addition, the Town may require further or other reports that it determines are necessary to address such exceptional circumstances which may or not be sent directly to the agency. As described and implemented by Official Plan Amendment #16, these may include but are not limited to, engaging peer review consultants to evaluate the proposal, and supporting submissions shall also be borne by the payee/applicant.

The Treasury Department/Finance schedule is accessible via this button and outlines the current fees as well as other notable items.

THE CORPORATION OF THE TOWN OF COLLINGWOOD
SITE PLAN APPLICATION Form and associated application form types

TO: The Corporation of the Town of Collingwood

Project NO.: _____
(Municipality Use)

APPLICATION FOR:
Project Name: Georgian Bay Hotel

Ensure all plans are congruent with all consultants associated with this project.
This planning application form as well as all associated documents and plans via our public portal at the following link:
https://cvportal.collingwood.ca/portal
Development Review Documents to be reviewed prior to submitting plans can be found at the following link:
https://www.collingwood.ca/building-business/land-use-planning-services/development-planning

Electronic Drawings are required in AutoCAD, DWG, and PDF files released 2000 or newer.
Submissions for OPA'sand ZBA's must be submitted in draft format in *.pdf* and *Word Format* including the application description.
NB: The expectation is that reviews will take place within 4 submissions therefore 4th submission drawings will have an additional charge.

- ☐ Site Plan Application
- ☐ Site Plan Application for a building of less than 500 sq. m
- ☐ Amendment to Site Plan Control Agreement
- ☒ Minor Adjustment to Site Plan Control Agreement
- ☐ Discharge of Site Plan Control Agreement (Original file number D11_____)
- ☐ Radio Communications – Protocol Conformity Review Process
- ☐ Model Home Application-this is a D1205 number

NOTE: Fees are calculated at the applicable rate at the time of filing and our flat fee is non-refundable. For further information reference the Fees and Services By-Law located on the Treasury Department landing page https://www.collingwood.ca/council-government/budget-taxes or review it with planning staff.

The Owner/Applicant/Agent acknowledges and agrees:

Upon the project being received through the portal Town Staff will set the project to the status of under review which will provide the opportunity for immediate payment via credit card. Thisproject proposal will not progress forward until our Finance Department has received payment bycredit card, cheque or EFT payments.

That all required application fees shall be paid by credit card, EFT or by cheque. There is an opportunity to make payment via EFT. You will need to contact our Finance Manager for the details. Ensure that complete identification information is provided for easy identification of the payment.We require the project number as provided by the public portal and the address of the subject property to be detailed on all EFT payments or cheques. This will ensure proper deposit to your account. Cheques are to be made payable to the Town of Collingwood at the time of submission. The project will not be processed until the payment is received by way of the secure portal or the Treasury Department. The planning department registered professional will deem the proposal fit to be circulated for review comments to internal and external reviewers. It is best practice to place cheques in a separate envelope addressed to Accounts Payable at 97 Hurontario Street, Collingwood, ON L9Y 3Z5. We require all development proposals to be provided electronically and cheques cannot be processed at our physical location. They will be returned to Head Office (Town Hall) located at 97 Hurontario Street and directed to Accounts Payable.

The Contingency fee deposit(s) will be utilized to cover costs associated with the processing of this application when deemed necessary by the Town of Collingwood, i.e., professional consultants and legal fees or any other professional advice deemed necessary by the planning department and Council. Any portion of the deposit fee not used in connection with the review and completion of a project proposal will be returned at the request of the Payee. The payee/applicant further agrees to pay any additional costs and expenses beyond the initial contingency deposit fee, which shall be determined by the staff of the Corporation of the Town of Collingwood if 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 is 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 initiated?
☐		Due care will be taken to ensure plans are in agreement between development disciplines to ensure uniformity between all parties?
☐		I understand that all fourth submission drawings will require a further review fee.
☒	☐	Do the lands have full Municipal Services?
☐		I understand that Development Charges for sanitary sewers and water servicing and are 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. Building Services administers addressing. http://www.collingwood.ca/files/BL2014-028%20Civic%20Addressing_0.pdf

***The Owner/Applicant/Agent acknowledges* and agrees that:**

In addition, under exceptional site circumstances, the Town may require further or other reports that 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 to evaluate the proposal and supporting submissions shall also be bourne by the payee/applicant.

These reports are required electronically

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	☐ Odour /Nuisance /Dust /Vibration Study ☐ Heritage Study
☐ D4 Landfill Study	☐ Parking Report/Analysis
☐ Economic Cost-Benefit Impact Analysis	☐ Planning Report, covering letter, draft Official Plan Amendment, and/or draft Zoning By-law Amendment
☐ Electrical Economic Evaluation Plan	☐ Shadow Analysis
☐ Fire Safety Plan	☐ Spray Analysis - Golf Courses
☐ Fisheries Impact Study	☐ Stormwater Management Report
☐ Flooding, Erosion, and Slope Stability Report	☐ Sustainability Analysis
☐ Functional Servicing Report	☐ Traffic Impact Study
☐ Geotechnical /Soil Stability Report	☐ Tree Preservation Plan
☐ Growth Management Report	☐ Urban Design Report including Architecture and Streetscape Design
☐ Heritage Impact Assessment	☐ Wellhead Protection Area - Risk Assessment Report
☐ Hydrogeological /Hydrology Study	☐ The studies required by Section 4.4.3.7 of this Official Plan
☐ Review Matrix (from pre-consultation)	☐ Capacity Allocation Survey

NOTE: THIS APPLICATION FURTHER TO TOWN COMMENTS ON WYLDEWOOD CREEK.

*Applicants please note: In order for the Agreement and Authorizing By-law to be presented to Council, Planning Services must create PowerPoint 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 formal Committees. Following discussions with the Town Planner download these up-to-date .pdf images to the existing Public Portal. Final executed plans and agreements are electronic.

TO THE BE COMPLETED BY APPLICANT:

Project Name: Georgian Bay Hotel

Project Address: 10 Vacation Inn Dr. Collingwood

Project Description: Adding a second, emergency access, from subject lands to Hwy 26.

Legal Description: Part Lots 47 and 48 Concession 11

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

Registered Owner & Contact Information (s): Georgian Manor Resort and Country Club

Address: Street: 10 Vacation Inn Dr City: _____ Postal Code: L9Y 3G1

Land Line: 705 443 9233 Cell Phone: _____

E-mail: _____ Fax: _____

Communications are to be sent to the:

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

Colin Travis, Travis & Assoc Planning Consultants

Address: Street: PO Box 323 City: Thornbury Postal Code: N0H 2P0

Land Line: 705 446 9917 Cell Phone: _____

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

Zoning existing: C3-4 *proposed if applicable*: n/a

Official Plan existing: Resort Commercial *proposed if applicable*: n/a

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

Sewer – Municipal X Private *(if applicable)*: _____

Proposed Uses: Existing hotel uses to be retained. Proposal is for provision of an emergency access to/from Hwy 26 to address Town comments on ~~the Wyldewood Creek site plan application located to the south.~~

Site Area (sq. m / ha): 10 ha +- # of Units _____

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

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

Exterior Materials & Colours _____

Legal Information for Agreement Preparation

Certificate of Title Required No Enclosed ☐

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

Do you anticipate a new mortgage being added in the near future? No

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

Solicitor Contact Information: To be confirmed

OWNER'S AUTHORIZATION FOR AGENT

I/we Georgian Bay Hotel authorize Colin Travis

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

(Signature of owner)

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

this 17 day of October, 20 23.

OWNER'S AUTHORIZATION FOR ACCESS

I/we, Georgian Bay Hotel, of the Town of Collingwood
(City or Town)

_____ 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.

SIGN HERE

Signature of Owner

Signature of Witness

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 the correctness of the information submitted, insofar as I have knowledge of these facts.

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

of Thornbury (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. 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 (City or Town) of THE BLUE MOUNTAINS (Which City or Town)

in the COUNTY (Which Region or County) of GREY (Region or County) this 18TH

day of OCTOBER, 2023.

Signature of Owner/Applicant/Agent

Signature of Commissioner

Final plans and all documents are processed electronically.

KAREN DIANNE LONG,
A COMMISSIONER, ETC.,
PROVINCE OF ONTARIO, FOR THE
CORPORATION OF THE TOWN OF
THE BLUE MOUNTAINS.
EXPIRES MAY 27, 2024.

This application continues to the next page, alternatively, all contact information and professional contacts associated with this proposal must be entered into the public portal. Any contact registrants associated with the proposal are enabled to view the review process. Unregistered Professionals to the public portal can be added as a contact to the project but they will not be able to view, pay or add information.

Project NO.: _____
(Municipality Use)

Contact Information:
Project Name: Georgian Bay Hotel

Registered Owner: Georgian Manor Resort and Country Club

Agent:
Name: Colin Travis, Travis & Assoc Planning Consultants

Address: Street: PO Box 323 City: Thornbury Postal Code: N0H 2P0

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: C F Crozier & Assoc Att Rebecca Alexander

Address: Street: First St City: Collingwood Postal Code: _____

Land Line: 705 446 3510 Cell Phone: _____

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

Landscape Architect:
Name: Katie Wardrop

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

Land Line: 705 446 3510 Cell Phone: _____

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

Architect:
Name: _____

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

Land Line: _____ 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 the 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 Planning Services through our email planning@collingwood.ca or 705-445-1030