



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:

HARMONY LIVING

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's and 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. This project proposal will not progress forward until our Finance Department has received payment by credit 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:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a Secondary Plan Area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	the Town of Collingwood Heritage District
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Grey Sauble Conservation Authority (G.S.C.A.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Due care will be taken to ensure plans are in agreement between development disciplines to ensure uniformity between all parties?
<input checked="" type="checkbox"/>		I understand that all fourth submission drawings will require a further review fee.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do the lands have full Municipal Services?
<input checked="" type="checkbox"/>		I understand that Development Charges for sanitary sewers and water servicing and are administered by the Treasury department.
<input checked="" type="checkbox"/>		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:

<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 checked="" type="checkbox"/> Noise Study

<input type="checkbox"/> Environmental Impact / Natural	<input type="checkbox"/> Odour /Nuisance /Dust /Vibration Study
	<input type="checkbox"/> Heritage 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 checked="" type="checkbox"/> Shadow Analysis
<input type="checkbox"/> Fire Safety Plan	<input type="checkbox"/> Spray Analysis - Golf Courses
<input type="checkbox"/> Fisheries Impact Study	<input checked="" type="checkbox"/> Stormwater Management Report
<input type="checkbox"/> Flooding, Erosion, and Slope Stability Report	<input type="checkbox"/> Sustainability Analysis
<input checked="" type="checkbox"/> Functional Servicing Report	<input checked="" type="checkbox"/> Traffic Impact Study
<input checked="" type="checkbox"/> Geotechnical /Soil Stability Report	<input type="checkbox"/> Tree Preservation Plan
<input type="checkbox"/> Growth Management Report	<input checked="" 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 checked="" type="checkbox"/> Review Matrix (from pre-consultation)	<input checked="" type="checkbox"/> Capacity Allocation Survey

***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:
HARMONY LIVING

Project Address: 151 PEEL STREET

Project Description: THREE 4-STOREY APARTMENTS (BLDG. A, B, AND C) AND
ONE 5-STOREY APARTMENT (BLDG. D)

Legal Description: BLOCK 151, PLAN 51M865

Assessment Roll #: 433103000338646 PIN (Property Identifier No.): 58262-0552 LT

Registered Owner & Contact Information (s): MAMTA DEVELOPMENTS INC

Address: Street: 54 HOWELL STREET City: BRAMPTON Postal Code: L6Y 3H7

Land Line: (416) 788-2142 Cell Phone:

E-mail: harjinder@mamtahomes.com Fax:

Communications are to be sent to the:

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

APPLICANT AND PROJECT MANAGER: NILAMRAJ (RAJ) PATEL, RPD STUDIO

SUITE 203,
Address: Street: 7895 TRANMERE DRIVE City: MISSISSAUGA Postal Code: L5S 1V9

Land Line: (647) 556-2596 Cell Phone:

E-mail: project@rpdstudio.ca Fax:

Official Plan existing: _____ proposed if applicable: _____

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

Sewer – Municipal YES Private (if applicable): _____

Proposed

Uses: RESIDENTIAL

Site Area (sq. m / ha): 2.45 HA # of Units 245

Building Area (sq. m) proposed 5459.42 existing (if applicable) _____

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

Exterior Materials & Colours WILL BE DETERMINED AT A LATER STAGE

Legal Information for Agreement Preparation

Certificate of Title Required _____ Enclosed ☐

Is the property mortgaged? YES (Yes/No) Mortgagee: MERIDIAN CREDIT UNION

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

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

Solicitor Contact Information: HARINDER S GAHIR

OWNER'S AUTHORIZATION FOR AGENT

I/we HARJINDER S KANG authorize NILAMRAJ (RAJ) PATEL, RPD STUDIO

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

DATED at the of: BRAMPTON of BRAMPTON (PEEL)
(City or Town) (Which City or Town)

this 30 day of SEP, 20 25

OWNER'S AUTHORIZATION FOR ACCESS

I/we, HARJINDER S KANG, of the 54-HOWELL ST

(City or Town)

BRAMPTON in the PEEL
(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

- 2023

Project NO.: _____
(Municipality Use)

Contact Information:

Project Name: HARMONY LIVING

Registered Owner: MAMTA DEVELOPMENTS INC

Agent:

Name: NILAMRAJ (RAJ) PATEL, RPD STUDIO

Address: Street: SUITE 203,
7895 TRANMERE DRIVE City: MISSISSAUGA Postal Code: L5S 1V9

Land Line: 647-556-2596 Cell Phone:

E-mail: project@rpdstudio.ca
Fax:

Solicitor:

Name: HARINDER S GAHIR

Address: Street: SUITE #206,
373 STEELES AVE W City: BRAMPTON Postal Code: L6Y 0P8

Land Line: 905-789-0585 Cell Phone:

E-mail: h.gahir@gahirlaw.com Fax:

Engineer:

Name: COBIDE ENGINEERING INC

Address: Street: 517 10th STREET City: HANOVER Postal Code: N4N 1R4

Land Line: 519-506-5959 Cell Phone:

E-mail: tburnside@cobideeng.com Fax:

Landscape Architect:

Name: VOSTER ELIASON LANDSCAPE ARCHITECTS

Address: Street: 623 FORTUNE
CRESCENT City: KINGSTON Postal Code: K7P 0L5

Land Line: 613-417-1908 Cell Phone:

E-mail: bardivorster@gmail.com Fax:

Architect:

Name: ISOMETRICA DESIGN ARCHITECTS INC.

Address: Street: 98 BEDFORD PARK AVE City: TORONTO Postal Code: M5M 1J1

Land Line: 416-832-1278 Cell Phone:

E-mail: wchang@idarch.ca Fax:

Additional Information or Contacts

Freedom of Information

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