**THE CORPORATION OF THE TOWN OF COLLINGWOOD APPLICATION FOR OPA, ZBA, HOLDING and TEMPORARY USE AMENDMENTS**

TO: The Corporation of the Town of Collingwood
Mailing: *(small envelopes)* P.O. Box 157, Collingwood, ON L9Y3Z5
Planning Services planning@collingwood.ca

**FILE NO.: D**_____
(Municipality Use)

**APPLICATION FOR**:

**Project Name:** 58 St. Paul Street

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.*

*Application For:*

☐ An amendment to the Official Plan and an amendment to the Zoning By-law

☐ An amendment to the Official Plan

☑ An amendment to the Zoning By-law

☐ Removal of a Holding Provision from a Zone

☐ A Temporary Use By-Law Amendment
Enclosed herewith the fee of:

**Application Fees:**
Our flat fee is non-refundable and payable upon submission of the application. Consult the Treasury Departments landing page for the current Fees & Charges
https://www.collingwood.ca/council-government/budget-taxes/fees-charges

**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 proposal and supporting submissions shall also be bourne 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 |

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| | |
|---|---|
| ❑ 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 |
| ❑ 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:** 58 Saint Paul Street

**Project Address:** 58 Saint Paul Street, Collingwood

**Project Description:** Proposed ZBA to accommodate the development of a triplex dwelling on the property

**Legal Description:** PT LT 6 W/S ST. PAUL ST PL 55 AKA PL 282 COLLINGWOOD; PT LT 7 W/S ST. PAUL ST PL 55 AKA PL 282 COLLINGWOOD AS IN RO720671, EXCEPT PT 1

Registered Plan No. _____ Lot or Block _____

Concession No. 8 Lot 44

Reference Plan No. _____ Parts _____

Assessment Roll #: 433101000105600

PIN (Property Identifier No.): _____

**Registered Owner & Contact Information(s):**

**Owner** Blue Sky Capital Corporation

Address: Street: 199 Bay Street #2900 City: Toronto Postal Code: M5L 1G4

Land Line: _____ Cell Phone 416-409-6934

E-mail: anikzad@armelcorp.com Fax: _____

**Send Communications to:**

Applicant/Consultant/Project Manager (Please indicate): MHBC Planning (c/o Kris Menzies) - Consultant

Address: Street: 113 Collier Street City: Barrie Postal Code: L4M 1H2

Land Line: _____ Cell Phone 416-505-1249

E-mail: kmenzies@mhbcplan.com Fax: _____

DocuSign Envelope ID: 20DC2864-7BDF-4C62-B989-31510CC36F12



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 IPZ -3
- ☐ the Nottawasaga Valley Conservation Authority (N.V.C.A.) Yes
- ☐ the Grey Sauble Conservation Authority (G.S.C.A.) No
- ☐ The Town of Collingwood Heritage District Yes

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.

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:

2020

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 15.2 m Depth 38.3 m Area 571.7 sq m

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 Maintained Road - Maintained All Year

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 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.):

Single Detached Dwelling - 980 square feet, 1 storey, Constructed in 1920

11. Official Plan Designation of the Subject Property:

DocuSign Envelope ID: 20DC2864-7BDF-4C62-B989-31510CC36F12



Present Designation and Permitted Uses Downtown Commercial Core - Residential, Commercial and Institutional Uses

Requested Designation and Permitted Uses N/A

*(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:

Present Zoning and Density/Height Restrictions
Downtown Core Commercial Zone (C1), 6-12 metres height

Requested Zoning
Downtown Core Commerical Exception Zone (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?

See attached Planning Justification Report

15. Present Use of the Subject Property:

Residential

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

Single Detached Dwelling - 1920

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

100 years

18. Present Use of lands abutting the Subject Property:

Single Detached Dwellings to the north, Street Townhouses to the south, Commercial Buildings to the west, Municipal Road and public park to the east

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

See attached Planning Justification Report

20. What is the reason for the proposed amendments?

See attached Planning Justification Report

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

Residential

22. The planning rational 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.

See attached Planning Justification Report

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

20 m to public park, 93 m to Collingwood Museum, 90 m to public library,

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

| | | Existing | Proposed |
|---|---|---|---|
| **Water Supply** | | | |
| (a) | Municipally operated piped water supply | [x] | [x] |
| (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) _____ | [ ] | [ ] |
| (H) | Expected Water Usage expressed in SDU's | [ ] | [ ] |
| **Sewage Disposal** | | | |
| (a) | Municipally operated sanitary sewers | [x] | [x] |
| (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?

Municipal sewer

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.)

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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.)

Consent Application - Lot Boundary Adjustment (PLBN2023072)

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.)

29. In the case of a requested amendment to a lower-tear municipality's official plan, the current designation of the subject land in the upper-tier municipality's official plan and an explanation of how he proposed amendment conforms to the upper-tier municipality's official plan.

N/A

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

See attached Planning Justification Report

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.

See attached Planning Justification Report

DocuSign Envelope ID: 20DC2864-7BDF-4C62-B989-31510CC36F12



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:

i. Property dimensions and related street lines, including reference to the nearest intersecting street;

ii. 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);

iii. Parking lot and driveway layout including loading bays and garbage pickup areas dimensions of parking spaces and aisle widths;

iv. Dimensions of front, side and rear yards, and distances between adjacent buildings;

v. Landscaping and other natural and artificial features (easements, railway lines, pipelines, watercourses, culverts, etc.);

vi. Summary of site coverage with regard to percentage of building coverage and percentage of landscaped area;

vii. The method of servicing subject property (sanitary sewers, public water, septic tanks, private wells).

## OWNERS AUTHORIZATION FOR AGENT

I/we Blue Sky Capital Corporation authorize MHBC Planning (c/o Kris Menzies)

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

DocuSigned by:
(Signature of owner)

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

16th day of May, 20 23.

## OWNERS AUTHORIZATION FOR ACCESS

I/we, Blue Sky Capital Corporation, of the City (City or Town) of Toronto (Which City or Town) in the Ontario (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.

DocuSigned by:
Signature of Owner

DocuSigned by:
Signature of Witness

DocuSign Envelope ID: 20DC2864-7BDF-4C62-B989-31510CC36F12



## 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, Kris Menzies, of the City (City or Town) of Barrie (Which City or Town) in the _____ (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 City of Barrie in the _____ of _____ this 18th day of May, 2023.

Signature of Owner/Applicant/Agent

Signature of Commissioner

Solveig Katrin Elisabet Esteves, a Commissioner, etc., Province of Ontario, for MacNaughton Hermsen Britton Clarkson Planning Limited. Expires December 22, 2023.

*This application continues on the next page.*

DocuSign Envelope ID: 20DC2864-7BDF-4C62-B989-31510CC36F12



FILE NO.: D _____(Municipality Use)

**Contact Information:**

Project Name: 58 Saint Paul Street

Registered Owner: Blue Sky Capital Corporation

**Agent/Contact**
Name: MHBC Planning (c/o Kris Menzies)

Address: Street: 113 Collier Street, Barrie City: _____ Postal Code: L4M 1H2

Land Line: _____ Cell Phone: _____

email: kmenzies@mhbcplan.com Fax: _____

**Solicitor:**
Name: _____

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

Land Line: _____ Cell Phone: _____

email: _____ Fax: _____

**Engineer:**
Name: _____

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

Land Line: _____ Cell Phone: _____

email: _____ Fax: _____

**Landscape Architect:**
Name: _____

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

Land Line: _____ Cell Phone: _____

email: _____ Fax: _____

**Architect:**
Name: _____

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

Land Line: _____ Cell Phone: _____

email: _____ 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 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 ("The Library" ) 55 Ste. Marie Street, Unit 302, Collingwood.ON L9Y 0W6. 705-445-1290 Fax: 705-445-1463 Extension: 3269