



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: Glow Condominiums

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 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:

<input type="checkbox"/> Active Transportation Report	<input checked="" type="checkbox"/> Illumination Study
<input type="checkbox"/> Affordable Housing Report	<input type="checkbox"/> Marina or Coastal Engineering Study
<input checked="" type="checkbox"/> Archeological Assessment	<input type="checkbox"/> Master Fire Plan



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<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 checked="" 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 checked="" 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 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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>

TO BE COMPLETED BY APPLICANT:

Project Name:

Glow Condominiums

Project Address: 11476 Highway 26, Town of Collingwood

Project Description: To construct a condominium development with 194 condominium units within two - six storey buildings.

Legal Description: PCL RD. ALLOW-3 SEC 51-NOTT-10; PT RDAL BTN CON 10 & 11 NOTTAWASAGA CLOSED BY BY-LAW NO. LT124501; PT 2, 51R27666; TOWN OF COLLINGWOOD + PT L1 48 CON 10 NOTTAWASAGA PT 1 15R36041 COLLINGWOOD

Registered Plan No. 15R36041 & 51R27666 Lot or Block 1 & 2 (Respectively)

Concession No. 10 Lot 48

Reference Plan No. Parts

Assessment Roll #: 433104000219300

PIN (Property Identifier No.): 58257-0020 (LT) and 58257-0021 (LT)

Registered Owner & Contact Information(s):

Owner VMK Capital Inc.

Address: Street: 1285 Stavebank Rd City: Mississauga Postal Code: L5G 2V1

Land Line: 416.500.4048 Cell Phone

E-mail: Fax:

Send Communications to:

Applicant/Consultant/Project Manager (Please indicate): Kristine Loft, Loft Planning Inc.

Address: Street: 25 Maple Street City: Collingwood Postal Code: L9Y 2P7

Land Line: 705.446.1168 Cell Phone

E-mail: kristine@loftplanning.com Fax:



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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.
Official Plan Amendment, Zoning By-Law Amendment, Site Plan Approval, 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).

N/A

4. Date of acquisition of the Subject Property by the owner:

04/30/2018

5. The names and addresses of the holder of any mortgages, charges or other encumbrances in respect of the Subject Property:

Nil

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

Drainage Easement

7. Dimensions of the Subject Property (In Metric):

Frontage 162.9 Depth 202 Area 2.8 ha

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:

Provincial Highway

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:

N/A

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.):

A proposal for a residential development with two, six storey multiple residential structures. Total residential units is 194 units.

A central lobby connects the two buildings and will include an amenity concourse. Underground and at level parking.

11. Official Plan Designation of the Subject Property:



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Present Designation and Permitted Uses Medium Density Residential

Requested Designation and Permitted Uses High Density Residential - Site Specific and

Environmental Protection
(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

Site Specific - See attached Draft Amendment

13. Zoning of the Subject Property:

Present Zoning and Density/Height Restrictions
Resort Commercial (C3)

Requested Zoning
Residential Fourth Density (R4) - Site Specific and Environmental Protection (EP). See Draft Amendment
(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?

The proposed development is conforms to the Official Plan with respect to multiple residential use and intensification.

15. Present Use of the Subject Property:

Vacant Development Land

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

Vacant

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

Vacant

18. Present Use of lands abutting the Subject Property:

Residential

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

Proposed OPA and ZBA to permit multiple residential use. See Draft Amendments for details.

20. What is the reason for the proposed amendments?

The lands are designated Residential and are zoned Commercial. The Amendments will bring the lands into conformity with Official Plan.



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

Multiple Residential use.

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.

See complete planning submission including Planning Justification Report and Draft Amendments.

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

No public parks or school within 500 m of site.

24. 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	[]	[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]
(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?

SWM - See SWM Report

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.)

SkyDev Co Lands to the south.

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-
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.)

SkyDev Co Lands to the south.

-
-
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 he proposed amendment conforms to the upper-tier municipality's official plan.

Primary Settlement Area - County of Simcoe Official Plan

See Planning Justification Report.

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

See Planning Justification Report.

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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 Justification Report.



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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 VMK Capital Inc. authorize Loft Planning Inc.

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

DocuSigned by:
[Signature]
Signature of owner

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

7th day of February, 2023.

OWNERS AUTHORIZATION FOR ACCESS

I/we, VMK Capital Inc. of the Mississauga of
Mississauga in the Peel hereby
(Which City or Town) (City or Town) (Region or County)

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]
Signature of Owner

[Signature]
Signature of Witness



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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, Kristine A. Loft, of the Township of _____ of _____
(City or Town)

Clearview 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. **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 10th
day of February, 2023

Kristine Loft
Signature of Owner/Applicant/Agent

[Signature]
Signature of Commissioner

Anne Christine Jarvis,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the Town of Collingwood.
Expires January 3, 2026.

This application continues on the next page.



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TEMPORARY USE AMENDMENTS
2019

FILE NO.: D _____ (Municipality Use)

Contact Information:

Project Name: Glow Condominiums

Registered Owner: VMK CAPITAL INC.

Agent/Contact

Name: Kristine Loft, Loft Planning Inc.

Address: Street: 25 Maple Street City: Collingwood Postal Code: L9Y 2P7

Land Line: 705.446.1168 Cell Phone: _____

email: kristine@loftplanning.com Fax: _____

Solicitor:

Name: Robert Gray, Miller Thomsen LLP

Address: Street: 100 New Park Place City: Toronto Postal Code: L4K 0H9

Land Line: 416.500.4048 Cell Phone: _____

email: rgray@millerthomson.com Fax: _____

Engineer:

Name: Kevin Samson, Tatham Engineering

Address: Street: 115 Sanford Fleming Drive City: Collingwood Postal Code: L9Y 5A6

Land Line: 705.444.2565 x 2075 Cell Phone: _____

email: ksamson@tathameng.com Fax: _____

Landscape Architect:

Name: Nick Miele, MHBC

Address: Street: 7050 Weston Road, Suite 230 City: Woodbridge Postal Code: L4L 8G7

Land Line: 905.761.5588 x224 Cell Phone: _____

email: nmiele@mhbcpian.com Fax: _____

Architect:

Name: David Arsenault, Arsenault Architect Inc.

Address: Street: 5816A Dundas Street West City: Toronto Postal Code: M9A 1C4

Land Line: 416.255.4378 Cell Phone: _____

email: aainc@bellnet.ca Fax: _____

Additional Information or Contacts:

Project Manager - Jill Brennan, Director of New Developments, Integricon, 219 Westcreek Drive, Vaughan, ON L4L 9T7

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