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 11 13 19
(Municipality Use)

APPLICATION FOR:
Project Name: 40 SANDFORD FLEMING DR. - ISO WATER

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 ,
D*evelopment 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	
☐	☒	Are the subject lands or uses impacted by any current municipal review initiates?
☒		Due-care will be taken to ensure plans are in agreement between development disciplines to ensure uniformity between all parties?
☒		I understand that all 3rd 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 bourne 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

☐ 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: 40 SANDFORD FLEMING DR.

Project Address: 40 SANDFORD FLEMING DR.

Project Description: NEW STEEL BUILDING ADDITIONAL PARKING LOT

Legal Description: PART 1 REF PLAN R-51-20461

Assessment Roll #: 433103600307410000 PIN (Property Identifier No.): _____

Registered Owner & Contact Information (s): APPLEVALE PROPERTIES LTD.

Address: Street: 108 BARTLETT BLVD City: COLLINGWOOD Postal Code: L9Y 5G9

Land Line: (705) 445-7718 Cell Phone (705) 443-1942

E-mail: APPLEVALE@ROGERS.COM Fax: _____

Communications are to be sent to the:

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

APPLICANT

Address: Street: AS ABOVE City: _____ Postal Code: _____

Land Line: _____ Cell Phone: _____

E-mail: _____ Fax: _____

Zoning existing: M-5 *proposed if applicable*: _____

Official Plan existing: _____ *proposed if applicable*: _____

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

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

Proposed Uses: WAREHOUSE

Site Area (sq. m / ha): .415 ha # of Units _____

Building Area (sq. m) proposed 6336 existing *(if applicable)* 5400

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

Exterior Materials & Colours STEEL - BLUE

Legal Information for Agreement Preparation

Certificate of Title Required _____ Enclosed ☐

Is the property mortgaged? No (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) W. RAY SMITH - PRES

Solicitor Contact Information: BRIAN MCLEOD - (705) 445-5382

OWNER'S AUTHORIZATION FOR AGENT

I/we N/A 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 _____.

OWNER'S AUTHORIZATION FOR ACCESS

I/we, W. RAY SMITH, 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.

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

I, W. RAY SMITH, of TOWN (City or 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. 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 COLLINGWOOD (Which City or Town)

in the COUNTY (Which Region or County) of SIMCOE this 29 (Region or County)

day of July, 20 19.

Signature of Owner/Applicant/Agent

Signature of Commissioner

Christa Dawn Carter
A Commissioner, etc.,
County of Simcoe,
for the Corporation of the Town of Collingwood
Expires April 25,2020

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.

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 Commun-ication	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 *1st Submission Comments*	2						
Letter of Authorization (only if area of application not utilized)							
Appropriate Fee							
Cost Estimates-electronic word		2					
Coloured Photo Renderings							

No Survey