



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 111919
(Municipality Use)

APPLICATION FOR:

Project Name: Northwood Homes 645 Sixth Street

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> ,
Development 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: |
| <input checked="" type="checkbox"/> | <input 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 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 | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are the subject lands or uses impacted by any current municipal review initiatives? |
| <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 3 rd submission drawings will require a further \$508.00 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 may apply as per By-law No. 2017-080 and 2014-066 which is 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 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 borne 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:

<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 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 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 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*3
<input type="checkbox"/> Flooding, Erosion and Slope Stability Report	<input type="checkbox"/> Sustainability Analysis
<input checked="" type="checkbox"/> Functional Servicing Report 9	<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 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"/>

***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: Northwood Homes

Project Address: 645 6th Street, Collingwood ON

Project Description: The proposed 40 unit condominium development will consist of 2 unit semi detached homes (totalling 4 units), 3 unit townhomes (totalling 6 units), 4 unit townhomes (totalling 8 units), 6 unit townhomes (totalling 6 units), 8 unit townhomes (totalling 16 units).

Legal Description: Part of Lot 43, Concession 10, in the Town of Collingwood, County of Simcoe

Assessment Roll #: 433105000219307 PIN (Property Identifier No.): 58260-0175 (LT)

Registered Owner & Contact Information (s): Silver Oak Developers Inc

Address: Street: 201, City Center Drive **City:** Mississauga **Postal Code:** L5B 4E4

Land Line: _____ **Cell Phone:** +1647-914-3022
tarundeep.singh@sivleroakdevelopers.ca

E-mail: _____ **Fax:** _____

Communications are to be sent to the:

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

Consultant - RJ Burnside & Associates Ltd.

Address: Street: 3 Ronell Crescent **City:** Collingwood **Postal Code:** L9Y 4J6

Land Line: 17057974384 **Cell Phone:** _____

E-mail: Aaron.Pettifer@rjburnside.com **Fax:** _____

Zoning existing: Third Density (R3) proposed if applicable: _____

Official Plan existing: YES proposed if applicable: _____

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

Sewer – Municipal YES Private (if applicable): YES

Proposed Uses: 40 unit condominium development.

Site Area (sq. m / ha): 1.02 Ha # of Units 40

Building Area (sq. m) proposed 3204.28 existing (if applicable) _____

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

Exterior Materials & Colours _____

Legal Information for Agreement Preparation

Certificate of Title Required _____ Enclosed

Is the property mortgaged? No (Yes/No) Mortgagee: NA

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

Who has authority to bind the corporation? (Name and Title) Tarundeep Singh - Director

Solicitor Contact Information: _____

OWNER'S AUTHORIZATION FOR AGENT

I/we Tarundeep Singh authorize Consultant - RJ Burnside & Associates Ltd.

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

DATED at the of: Mississauga of Ontario,
(City or Town) (Which City or Town)

this 21 day of November, 20 19.

OWNER'S AUTHORIZATION FOR ACCESS

I/we, Tarundeep Singh, of the Silver Oak Developers Inc
(City or Town)

Mississauga Ontario
(Which City or Town) in the _____ (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.

Tarundeep Singh
Signature of Owner

Dipesh Gupta
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, _____, of _____
(City or Town)

of _____ in the _____
(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. 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 _____ of _____
(City or Town) (Which City or Town)

in the _____ of _____ this _____ (Region or County)
(Which Region or County)

day of _____, 20_____.

Signature of Owner/Applicant/Agent

Signature of Commissioner

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 Communication	Yes	No
Site Plan #br of Plans	2	2	5		2	X	
Grading and Drainage Plan	2	2	5			X	
Site Servicing Plan	2	2	5			X	
Tree Preservation Plan	3	2	5				
Landscaping Plan and Details	2	2	5				
Building Elevations	2	2	5		2	X	
Floor Plans	2	2	5			X	
Storm Water Management Report	3					X	
Planning Report	2						
Traffic Impact	2					X	
Environmental Impact Statement	2						
Geotechnical Investigation	2					X	
Air Quality and Odour Study	2						
Environmental Noise Impact	2					X	
Phase 1 Site Assessment	2						
Architectural	2					X	
Heritage Impact Assessment	2						
Survey	2					X	
Completed Application Form	2				2	X	
Summary Response To 1 st Submission Comments	2						
Letter of Authorization (only if area of application not utilized)							
Appropriate Fee						X	
Cost Estimates-electronic word		2					
Coloured Photo Renderings							

FILE NO.: D 11 19 19
(Municipality Use)

Contact Information:

Project Name: 645 6th Street Northwood Homes

Registered Owner: Silver Oak Developers Inc.

Agent:

Name: Aaron Pettifer, RJ Burnside & Associates Ltd.

Address: Street: 3 Ronell Crescent City: Collingwood Postal Code: L9Y 4J6

Land Line: 1705-797-4384 Cell Phone: _____

E-mail: Aaron.Pettifer@rjburnside.com Fax: _____

Solicitor:

Name: _____

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

Land Line: _____ Cell Phone: _____

E-mail: _____ Fax: _____

Engineer:

Name: James Orr, RJ Burnside & Associates Ltd.

Address: Street: 3 Ronell Crescent City: Collingwood Postal Code: L9Y 4J6

Land Line: 1 705-797-4267 Cell Phone: _____

E-mail: james.orr@rjburnside.com Fax: _____

Landscape Architect:

Name: JDB Associates Ltd.

Address: Street: 274 Burton Avenue, Unit 1201 City: Barrie Postal Code: L4N 5W4

Land Line: 1 705-722-6278 Cell Phone: _____

E-mail: jdbellassociates@rogers.com Fax: _____

Architect:

Name: Axiis Architects

Address: Street: 77 City Centre Drive, suite 501 East Tower City: Mississauga Postal Code: L5B 1M5

Land Line: 1 905-488-2199 Cell Phone: _____

E-mail: axiisarchitects@msn.com 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 Municipal Offices 55 Ste. Marie Street, Unit 302, Collingwood.ON . P.O. Box 157, L9Y 3Z5 705-445-1290 Fax: 705-445-1463 Extension: 3269