



NOV 21 2018

TO: The Corporation of the Town of Collingwood
Mailing: P.O. Box 157, Collingwood, ON L9Y3Z5
Planning Services
Courier: 55 Ste. Marie Street, Unit 302, Collingwood, ON

Town of Collingwood

FILE NO.: D 1201318 (Municipality Use)

Project Name: PANORAMA NORTH - 295 MOUNTAIN Rd
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 located on page 8

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 \$508.00.

APPLICATION FOR:

- D1201 [x] Draft Plan Review - Subdivision \$19,806.90
D07 [ ] Draft Plan Review - Condominium \$12,192.00
D072 [ ] Condominium Exemption \$2,357.10
D1202 [ ] Extension of Draft Approval \$2,956.55
D1203 [ ] Revision to Draft Approved Plan of Subdivision \$5,785.00
D1204 [ ] Red Line Revision (minor adjustment) to Draft Plan of Subdivision \$5,877.55
D1208 [ ] Registration of Plan of Subdivision - Subdivision Agreement \$4,064.00

Prior to drafting the agreement and The Subdivision Administration Fee is due upon the Execution of the Agreement.

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. 2017 - 093 by the Council of the Town of Collingwood.

Please be aware that the Nottawasaga Valley Conservation Authority (NVCA) and the Grey Sauble Conservation Authority (GSCA) apply additional fees to planning applications. 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).

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).

**Matters to address:**

- |   |   |
|---|---|
| <p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p> | <p><b><u>Subdivision/Condominium Administration Fee</u></b><br/>Collingwood Public Works &amp; Engineering apply an administration fee through the Agreement for the review, design and inspection of the site works in the amount of 5% of the total Town works for construction. In the case of Condominium the minimum fee will be \$10,000.00 and in the case of Subdivision the minimum fee will be \$10,000.00.</p> <p><b><u>Subdivision Agreement</u></b><br/>The provision of \$15,000.00 for the registration of a Plan of Subdivision is required as a deposit for legal costs and expenses incurred by the Town for the preparation, registration, administration and enforcement of the Agreement. If legal costs exceed this amount, the owner shall provide additional monies to cover Town legal costs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Are the subject lands or uses impacted by any current municipal review initiatives?<br/>Due-care will be taken to ensure plans are in agreement between development disciplines to ensure uniformity between all parties</p> |
|---|---|

**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 the prescribed fees are not paid in full at the time of submission the application shall be deemed incomplete.

Contingency fees will be used to cover any 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 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 checked="" 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 checked="" type="checkbox"/> Archeological Assessment	<input type="checkbox"/> Master Fire Plan
<input type="checkbox"/> Cultural Heritage Report	<input checked="" type="checkbox"/> Needs/Justification Report <i>Planning Opinion</i>
<input checked="" type="checkbox"/> Environmental Site Assessment	<input checked="" type="checkbox"/> Noise Study
<input type="checkbox"/> Environmental Impact / Natural Heritage Study	<input checked="" type="checkbox"/> Odour /Nuisance /Dust /Vibration Study
<input checked="" 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 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	<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 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](mailto:bboucher@collingwood.ca) following discussions with the planner. Your cooperation is appreciated.

**TO BE COMPLETED BY APPLICANT:**

Project Name: Panorama North

Project Address: 295 Mountain Road

Project Description: Plan of Subdivision  
929 dwellings

Legal Description: Part lot 45 Concession 11

Assessment Roll #: 4331-840-002-21400-000 PIN (Property Identifier No.): \_\_\_\_\_

Registered Owner & Contact Information (s): Todeo Investments Inc 90 Thomas Drucker

Address: Street: 124 Inglewood Dr. City: Toronto Postal Code: M4T 1H5

Land Line: 416 489 7532 Cell Phone: \_\_\_\_\_

E-mail: tdrucker@bell.net Fax: \_\_\_\_\_

1. Is the property affected by one or more of the following regulations?

- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| Yes                                 | No                                  |   |
| <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 (GSCA) (The GSCA charge to review planning applications.) at 519-376-3076  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The Source Water Protection Plan Intake Protection Zone or Wellhead Protection Area   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Town of Collingwood Heritage District   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The Source Water Protection Plan Intake Protection Zone or Wellhead Protection Area   |

2. Are there any easements or restrictive covenants affecting the subject land?

- No
- Yes – if yes, please describe briefly



3. Is or has the subject land been the subject of an application for approval of a Plan of Subdivision under Section 51 of the Planning Act, for a Consent under Section 53 of the Planning Act, a Minor Variance, approval of a Site Plan, or for an amendment to an Official Plan/Zoning By-law?

No

Yes – if yes, please include file number and status of

application: Town File SDR 2005-02 File closed August 2011

4. The current designation of the subject land in the applicable official plans, and an explanation of how the draft plan conforms with the official plans:

CURRENT DESIGNATION: Residential 1 - low/medium Density

Proposed Designation: Residential - low medium high Density

5. Zoning: CHDR2 (HI) REC (HI) R3 (HI) CG

6. Total number of lots 122 or blocks 10 shown on the draft plan.

7. Total Area of Land shown on Draft Plan: 26.1 ha

8. Total number of units/dwellings shown on Draft Plan: 929

9. Total number of units/dwellings shown on the draft plan for the following uses:

- Detached Residential: 122 Area (Hectares): 4.53 Units/Ha: \_\_\_\_\_
- Semi-Detached Residential: \_\_\_\_\_ Area (Hectares): \_\_\_\_\_ Unit/Ha: \_\_\_\_\_
- Multiple attached Residential: 588 Area (Hectares): 210.71 Unit/Ha: \_\_\_\_\_
- Apartment Residential: 214 Area (Hectares): \_\_\_\_\_ Unit/Ha: \_\_\_\_\_
- Seasonal Residential: \_\_\_\_\_ Area (Hectares): \_\_\_\_\_ Unit/Ha: \_\_\_\_\_
- Mobile Home: \_\_\_\_\_ Area (Hectares): \_\_\_\_\_ Unit/Ha: \_\_\_\_\_
- Other Residential: \_\_\_\_\_ Area (Hectares): \_\_\_\_\_ Unit/Ha: \_\_\_\_\_
- Commercial: \_\_\_\_\_ Area (Hectares): \_\_\_\_\_ Unit/Ha: \_\_\_\_\_
- Industrial: \_\_\_\_\_ Area (Hectares): \_\_\_\_\_ Unit/Ha: \_\_\_\_\_
- Institutional: \_\_\_\_\_ Area (Hectares): \_\_\_\_\_ Unit/Ha: \_\_\_\_\_
- Park or Open Space: \_\_\_\_\_ Area (Hectares): 1.00 Unit/Ha: \_\_\_\_\_
- Roads: \_\_\_\_\_ Area (Hectares): 2.86
- Other: Road widening Area (Hectares): .2  
Swim / Park .80

10. Parking (spaces shown on draft plan):

Total parking spaces: \_\_\_\_\_

Detached Residential: 244 +

Semi-Detached Residential: \_\_\_\_\_



- Multiple Attached Residential: 1323
- Apartment Residential: 152
- Seasonal Residential: \_\_\_\_\_
- Mobile Home: \_\_\_\_\_
- Other Residential: \_\_\_\_\_
- Commercial: \_\_\_\_\_
- Industrial: \_\_\_\_\_
- Institutional: \_\_\_\_\_
- Other: \_\_\_\_\_

\*\*If application is for approval of a condominium description, total number of parking spaces shown on draft plan for:

- Detached residential use: \_\_\_\_\_
- Semi-detached residential use: \_\_\_\_\_

11. 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 Roads: ARTERIAL Mountain Road  
COLLECTOR LOCAL

12. 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:

\_\_\_\_\_

13. 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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Drilled well on subject land	<input type="checkbox"/>	<input type="checkbox"/>
(c) Dug well on subject land	<input type="checkbox"/>	<input type="checkbox"/>
(d) Sand point	<input type="checkbox"/>	<input type="checkbox"/>
(e) Communal well	<input type="checkbox"/>	<input type="checkbox"/>
(f) Lake or River	<input type="checkbox"/>	<input type="checkbox"/>
(g) Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

Sewage Disposal

(a) Municipally operated sanitary sewers	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Individual septic tank	<input type="checkbox"/>	<input type="checkbox"/>
(c) Pit privy	<input type="checkbox"/>	<input type="checkbox"/>
(d) Holding tank	<input type="checkbox"/>	<input type="checkbox"/>
(e) Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>



14. A servicing options report and a hydrological report will be required if:

- The plan would permit development of more than five (5) lots or units on privately owned and operated individual or communal wells;
- The plan would permit development of five (5) or more lots or units on privately owned and operated individual or communal septic systems;
- The plan would permit development of fewer than five lots or units on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced/day as a result of the development being completed;
- The plan would permit development of fewer than five lots or units on privately owned and operated individual or communal septic systems and 4500 litres of effluent or less would be produced/day as a result of the development being completed (only hydrological report required)

15. Does the subject land contain any areas of archaeological potential?

- No
- Yes – if yes, Archaeological Impact Assessment must be conducted by Licensed Professional
- Unknown – if unknown, Archaeological Impact Assessment must be conducted by Licensed Professional *Stage 1 Completed + Submitted*

16. Will Storm Drainage be provided by:

- Sewers
- Ditches
- Swales
- Other: \_\_\_\_\_

17. If the application is for approval of a condominium description:

- Has a site plan for the proposed condominium been approved and/or has a Site Plan Agreement been entered into? \_\_\_\_\_
- Has a building permit for the proposed condominium been issued? If yes, date of issuance: \_\_\_\_\_
- Is the proposed condominium under construction or been completed? If yes, date: \_\_\_\_\_
- If construction has been completed, what is the date of completion? \_\_\_\_\_
- Is the proposed condominium a conversion of a building containing residential rental units? If yes, how many units are to be converted? \_\_\_\_\_

18. An explanation of how the plan is consistent with policy statements issued under subsection 3 (1) of the Act?

Yes, If the answer is yes and explanation of how the plan conforms or does not conflict with the provincial plan or plans.

*See Planning Opinion*

No – If no, how is it inconsistent? \_\_\_\_\_



**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, Shelley wells, of Town  
(City or Town)

of Collingwood 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 \_\_\_\_\_

day of November, 20 18.

[Signature]  
Signature of Owner/Applicant/Agent

[Signature]  
Signature of Commissioner

**Trevor Robert Houghton**  
**a Commissioner, etc.,**  
Province of Ontario,

for the Corporation of the Town of Collingwood

Forward this application to your development disciplines to ensure due care is taken to produce plans that are in agreement and uniformity between all parties. Expires April 29, 2019.



**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 3<sup>rd</sup> submission drawings will require a further \$508.00.

(Complete and Submit with Plans)

	Minimum Required	Plan Number	Yes	No
Draft Plan of Subdivision (full size)	2		✓	
Draft Plan of Subdivision (reduced)	2		✓	
Grading and Drainage Plan	2			
Site Servicing Plan	2			
Landscaping Plan and Details	2			
Planning Report	1		✓	
Draft Plan – digital version to Town of Collingwood specifications	1		✓	
Survey	1		✓	
Registered Deed of Title	1		✓	
Storm Water Management Report	2		✓	
Completed Application Form	2		✓	
Letter of Authorization (see application Pages 6,7&8)	1		✓	
Cost Estimates	2			
Appropriate Fee			✓	
<b>Other Requirement</b> (i.e. road widening information, required letters, etc.)				
Explain				

**Some reports may or may not be necessary please discuss at preconsultation meeting and the Town Planner assigned to the file.**

**Exemptions for Plans of Condominium**

Information Required for Condominium Exemption / Condominium Conversion Applications:

- Executed development or site plan agreement(s)
- Two (2) copies of the plan of condominium (large size) and two (2) copies of a reduced plan of condominium.
- A digital copy of the plan to the specifications of the Town of Collingwood.
- If the building is an existing rental property, a copy of the Engineers report completed to the satisfaction of the Municipal Engineer that indicates the building is appropriate and sound for conversion and sale, and a planning rationale explaining how the conversion does not adversely affect the rental accommodation of the Town of Collingwood.

This application continues on the next page





FILE NO.: D \_\_\_\_\_  
(Municipality Use)

**Contact Information:**

Project Name: Panorama North - 295 Mountain Rd

Registered Owner: Tedco Investments Inc authorized applicant Ted North (295 Mountain Rd) Ltcl

**Agent:**  
Name: Plan Wells Associates

Address: Street: 40 Comor Ave City: Collingwood Postal Code: L9Y 5K10

Land Line: 705 444 5812 Cell Phone: \_\_\_\_\_

E-mail: Shelley@planwells.com Fax: \_\_\_\_\_

**Solicitor:**  
Name: \_\_\_\_\_

Address: Street: \_\_\_\_\_ City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Land Line: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_ Fax: \_\_\_\_\_

**Engineer:**  
Name: CC Tatham 40 Allan Brownridge

Address: Street: 115 Sandford City: Fleming DR Collingwood Postal Code: L9Y 5A10

Land Line: 705 444 2565 Cell Phone: \_\_\_\_\_

E-mail: abrownridge@ccattatham.com Fax: 705 444 2327

**Landscape Architect:**  
Name: \_\_\_\_\_

Address: Street: \_\_\_\_\_ City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Land Line: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_ Fax: \_\_\_\_\_

**Architect:**  
Name: \_\_\_\_\_

Address: Street: \_\_\_\_\_ City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Land Line: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_ Fax: \_\_\_\_\_

**Additional Information or Contacts**

Pete Graham 519 827 1023 pgraham@quadddevelopments.

**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