

# THE CORPORATION OF THE TOWN OF COLLINGWOOD SITE PLAN APPLICATION

TO: The Corporation of the Town of Collingwood  
Mailing Address: P.O. Box 157, Collingwood, ON L9Y 3Z5  
Planning Services  
Courier: 55 Ste. Marie Street, Unit 302

FILE NO.: D 111820  
(Municipality Use)

## APPLICATION FOR:

Project Name: The Annex - 400 Maple St

*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).

Development Review Documents to be reviewed prior to submitting plans can be found at the following link:

<https://www.collingwood.ca/building-business/land-use-planning-services/development-planning>

**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 3 submissions therefore 4<sup>th</sup> submission drawings will have an additional charge.

☒ Site Plan Application

☐ Site Plan Application for a building of less than 500 sq.m

☐ Amendment to Site Plan Control Agreement

☐ Minor Adjustment to Site Plan Control Agreement

☐ Discharge of Site Plan Control Agreement  
(Original file number D11\_\_\_\_\_)

☐ Radio Communications – Protocol Conformity Review Process

☐ Model Home Application-this is a D1205 number

☐ Development Agreement this will usually be associated with Committee of Adjustment and A Consent to Sever or a Minor Variance – see Consent Application

**NOTE:** Fees are calculated at the applicable rate at the time of filing and our flat fee is non-refundable. For further information reference the Fees and Services By-Law located on the Treasury Department landing page <https://www.collingwood.ca/council-government/budget-taxes> or review with planning staff.

**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 type="checkbox"/>	<input type="checkbox"/>	a Secondary Plan Area?
<input type="checkbox"/>	<input type="checkbox"/>	the Town of Collingwood Heritage District
<input 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 type="checkbox"/>	The Grey Sauble Conservation Authority (G.S.C.A.)
<input type="checkbox"/>	<input 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 type="checkbox"/>		Due-care will be taken to ensure plans are in agreement between development disciplines to ensure uniformity between all parties?
<input type="checkbox"/>		I understand that all 3 <sup>rd</sup> 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 <a href="http://www.collingwood.ca/files/BL2014-028%20Civic%20Addressing_0.pdf">http://www.collingwood.ca/files/BL2014-028%20Civic%20Addressing_0.pdf</a> The Building Department administers these matters. Please contact administration@ <a href="mailto:building@collingwood.ca">building@collingwood.ca</a>

**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 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 type="checkbox"/> Stormwater Management Report



<input type="checkbox"/> Flooding, Erosion and Slope Stability Report	<input type="checkbox"/> Sustainability Analysis
<input type="checkbox"/> Functional Servicing Report	<input type="checkbox"/> Traffic Impact Study
<input 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](mailto:bboucher@collingwood.ca) following discussions with the planner. Your cooperation is appreciated.

**TO BE COMPLETED BY APPLICANT:**

**Project Name:** The Annex

**Project Address:** 400 Maple Street, Collingwood

**Project Description:** 5 dwelling unit residential development utilizing existing Annex building and constructing new associated coach house

**Legal Description:** Part Lots 10, 11, 12 Registered Plan 45

**Assessment Roll #:** 001-15200 **PIN (Property Identifier No.):**

**Registered Owner & Contact Information (s):** Maple Street Limited Partnership c/o Georgian Communities

**Address: Street:** 85 Bayfield Street **City:** Barrie **Postal Code:** L4M 3A7

**Land Line:** 705 730 5900 **Cell Phone:**

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

**Communications are to be sent to the:**

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

Colin Travis, Travis & Associates

A

**Address: Street:** 7-275 First St **City:** Collingwood **Postal Code:** L9Y 1A8

**Land Line:** 705 446 9917 **Cell Phone:**

**E-mail:** colint@travisinc.ca **Fax:**

**Zoning existing:** R3-38 **proposed if applicable:** R3 with updated exception provision

**Official Plan existing:** Residential **proposed if applicable:** N/A

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

Sewer – Municipal ☒ Private (if applicable):

Proposed 2 dwellings within the existing Annex and 3 townhouse dwellings  
 Uses: \_\_\_\_\_

Site Area (sq. m / ha): \_\_\_\_\_ # of Units \_\_\_\_\_

Building Area (sq. m) proposed \_\_\_\_\_ 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? \_\_\_\_\_ (Yes/No) Mortgagee: \_\_\_\_\_

Do you anticipate a new mortgage being added in the near future? \_\_\_\_\_

Who has authority to bind the corporation? (Name and Title) \_\_\_\_\_

Solicitor Contact Information: \_\_\_\_\_

**OWNER'S AUTHORIZATION FOR AGENT**

I/we \_\_\_\_\_ authorize Colin Travis \_\_\_\_\_

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

(Signature of owner)

SIGN HERE

DATED at the of: City of \_\_\_\_\_ of \_\_\_\_\_  
 (City or Town) (Which City or Town)

this 10<sup>th</sup> day of NOVEMBER, 2020.

**OWNER'S AUTHORIZATION FOR ACCESS**

I/we, \_\_\_\_\_, of the \_\_\_\_\_

(City or Town)

\_\_\_\_\_ in the \_\_\_\_\_

(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

SIGN HERE



**DECLARATION**

- 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, J. David Bingham, of City  
(City or Town)  
of Toronto in the Municipality of Metropolitan Toronto  
(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 City of Brock  
(City or Town) (Which City or Town)  
in the County of Simcoe this 1st (Region or County)  
(Which Region or County)  
day of November, 2020.

Signature of Owner/Applicant/Agent

Signature of Commissioner

Kenneth E. Bailey

SIGN HERE

**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.**

*This application continues on the next page.*

Please forward this application to your consultants to facilitate due-care between development disciplines. *(Please Complete and Submit with Plans)*

	1st Submissio n Minimum Required	<b>Please Note 2<sup>nd</sup> Submission Unless otherwise requested.</b>	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 Agency Comments	2						
Appropriate Fee							
Cost Estimates-electronic word							
Coloured Photo Renderings		2					

*This application continues on the next page.*

FILE NO.: D 111820

(Municipality Use)

**Contact Information:**

Project Name: The Annex 400 Maple Street

Registered Owner: Maple Street Limited Partnership c/o Georgian Communities

**Agent:**

Name: Colin Travis, MCIP RPP Travis & Associates

Address: Street: 7-275 First St City: Collingwood Postal Code: L9Y 1A8

Land Line: 705 446 9917

Cell Phone:

E-mail: colint@travisinc.ca

Fax:

**Solicitor:**

Name: Ken Bailey

Address: Street: 85 Bayfield Street, Suite 500 City: Barrie Postal Code: L4M 3A7

Land Line: 705 730 5900

Cell Phone:

E-mail: kbailey@georgian.ca

Fax:

**Engineer:**

Name: Kevin Sansom, P.Eng. Tatham Engineering

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

Land Line: 705 444 2565

Cell Phone:

E-mail: ksansom@tathemeng.com

Fax:

**Landscape Architect:**

Name: Mike Hensel, CF Crozier

Address: Street: 40 Huron Street, Suite 301 City: Collingwood, ON Postal Code: L9Y 4R3

Land Line: 705 446 3510

Cell Phone:

E-mail: mhensel@cfcrozier.ca

Fax:

**Architect:**

Name: James Wright, IBI Group

Address: Street: 55 St Clair Av W City: Toronto Postal Code: M4V 2Y7

Land Line: 416 457 3522

Cell Phone:

E-mail: jamie.wright@ibigroup.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



FILE NO.: D 111820

(Municipality Use)

**Contact Information:**

Project Name: The Annex 400 Maple Street

Registered Owner: Maple Street Limited Partnership c/o Georgian Communities

**Agent:**

Name: Colin Travis, MCIP RPP Travis & Associates

Address: Street: 7-275 First St City: Collingwood Postal Code: L9Y 1A8

Land Line: 705 446 9917

Cell Phone:

E-mail: colint@travisinc.ca

Fax:

**Solicitor:**

Name: Ken Bailey

Address: Street: 85 Bayfield Street, Suite 500 City: Barrie Postal Code: L4M 3A7

Land Line: 705 730 5900

Cell Phone:

E-mail: kbailey@georgian.ca

Fax:

**Engineer:**

Name: Kevin Sansom, P.Eng. Tatham Engineering

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

Land Line: 705 444 2565

Cell Phone:

E-mail: ksansom@tathemeng.com

Fax:

**Landscape Architect:**

Name: Mike Hensel, CF Crozier

Address: Street: 40 Huron Street, Suite 301 City: Collingwood, ON Postal Code: L9Y 4R3

Land Line: 705 446 3510

Cell Phone:

E-mail: mhensel@cfcrozier.ca

Fax:

**Architect:**

Name: James Wright, IBI Group

Address: Street: 55 St Clair Av W City: Toronto Postal Code: M4V 2Y7

Land Line: 416 457 3522

Cell Phone:

E-mail: jamie.wright@ibigroup.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



November 19, 2020

Ms. Lindsay Ayers, MCIP RPP  
Planning Director  
Town of Collingwood  
55 Ste. Marie Street,  
Collingwood, ON  
L9Y 3Z5

**VIA EMAIL ONLY**

Dear Ms. Ayers,

**RE: Victoria Annex  
400 Maple Street  
Your File: D001220**

Please accept this cover letter and the related submission materials as our application for Draft Plan Approval, Zoning By-law Amendment and, Site Plan approval on the above-noted.

Your records will show that we engaged in a formal preconsultation process with a meeting July 22, 2020. As a result of that process and further study, review and design refinements we are able to submit the above-noted applications.

We have the sharefile link provided by Ms. Boucher and will download our support materials that will include, among other matters:

1. Completed Application Forms
2. Heritage Impact Assessment, Golder, 2020
3. Civil Engineering reports and drawings, Tatham, 2020
4. Site Plan, Tatham, 2020
5. Landscape plan and Tree Preservation Report, Croziers
6. Urban Design Report, IBI Group and Travis, 2020
7. Architectural Guidelines, IBI Group, 2020
8. Architectural Elevations, IBI Group, 2020

I understand Mr. Beech has delivered the application fees to the Town per instructions.

We look forward to your review of this and are available to discuss further at your convenience.

In the meantime, we understand that there are additional approvals required that we will work on in conjunction with advisories from the Planning Department. These include the Deeming By-law and, refinement of the Heritage Designation boundaries based on our plans submitted.

Yours truly,



Travis & Associates  
Colin Travis MCIP RPP

Cc: J. Beech, Georgian Communities  
J. Wright, IBI Group  
K. Sansom, Tatham Engineering





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

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

Project Name: The Annex

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

#### APPLICATION FOR:

- |       |  |                    |
|-------|--|--------------------|
| D1201 | <input checked="" type="checkbox"/> Draft Plan Review – Subdivision  | <b>\$19,806.90</b> |
|       | Enclosed herewith the fee of \$15,742.90 flat fee plus \$4,064.00 contingency fee                                  |                    |
|       |  |                    |
| D07   | <input type="checkbox"/> Draft Plan Review – Condominium   | <b>\$12,192.00</b> |
|       | Enclosed herewith the fee of \$10,106.00 flat fee plus \$2,032.00 contingency fee                                  |                    |
|       | <input type="checkbox"/> Draft Plan Review – Condominium AFTER Site Plan Approval                                  | <b>\$6,096.00</b>  |
|       | Enclosed herewith the fee of \$4,064.00 flat fee plus \$2,032.00 contingency fee                                   |                    |
|       |  |                    |
| D072  | <input type="checkbox"/> Condominium Exemption   | <b>\$2,357.10</b>  |
|       | Enclosed herewith a flat fee of \$1,849.10 flat fee plus \$508.00 contingency fee                                  |                    |
|       |  |                    |
| D1202 | <input type="checkbox"/> Extension of Draft Approval   | <b>\$2,956.55</b>  |
|       | Enclosed herewith the flat fee of \$2,448.55 flat fee plus \$508.00 contingency fee                                |                    |
|       |  |                    |
| D1203 | <input type="checkbox"/> Revision to Draft Approved Plan of Subdivision  | <b>\$5,785.00</b>  |
|       | Enclosed herewith the fee of \$3,785.00 flat fee plus \$2,000 contingency fee                                      |                    |
|       |  |                    |
| D1204 | <input type="checkbox"/> Red Line Revision (minor adjustment ) to Draft Plan of Subdivision                        | <b>\$5,877.55</b>  |
|       | Enclosed herewith the fee of \$3,845.55 flat fee plus \$2,032.00 contingency fee                                   |                    |
|       |  |                    |
| D1208 | <input type="checkbox"/> Registration of Plan of Subdivision – Subdivision Agreement                               | <b>\$4,064.00</b>  |
|       | Enclosed herewith the fee of: (Legal fee deposit to be submitted   |                    |
|       | 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:**

- Yes      No
- ☐ **Subdivision/Condominium Administration Fee**  
Collingwood Public Works & 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.
- ☐ **Subdivision Agreement**  
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.
- ☐ ☐ Are the subject lands or uses impacted by any current municipal review initiatives?
- ☐ Due-care will be taken to ensure plans are in agreement between development disciplines to ensure uniformity between all parties

***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 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 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 type="checkbox"/> Stormwater Management Report *(3)
<input type="checkbox"/> Flooding, Erosion and Slope Stability Report	<input type="checkbox"/> Sustainability Analysis
<input type="checkbox"/> Functional Servicing Report	<input type="checkbox"/> Traffic Impact Study
<input 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](mailto:bboucher@collingwood.ca) following discussions with the planner. Your cooperation is appreciated.

**TO BE COMPLETED BY APPLICANT:**

**Project Name:** The Annex

**Project Address:** 400 Maple Street

**Project Description:** Residential development and retention of historic building

**Legal Description:** Part Lots 10, 11, 12 Registered Plan 45

**Assessment Roll #:** 001-15200 **PIN (Property Identifier No.):**

**Registered Owner & Contact Information (s):** Maple Street Limited Partnership Limited

**Address: Street:** 85 Bayfield St **c/o** Georgian Communities **City:** Barrie **Postal Code:** L4M 3A7

**Land Line:** 705 730 5900 **Cell Phone:**

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

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

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

lands subject to designation under Ontario Heritage Act





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 OPA 24, Approved, ZBL reflected in R3-38, Draft Plan

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:

Residential Medium Density (Scheds A and C) -

Conforms regarding location, uses, and layout

5. Zoning: Residential Third Density Exception 38 (R3-38)

6. Total number of lots 9 or blocks 1 shown on the draft plan.

7. Total Area of Land shown on Draft Plan: 0.59ha

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

19

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

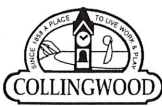
- ☐ Detached Residential: 4 Area (Hectares): \_\_\_\_\_ Units/Ha: \_\_\_\_\_
- ☐ Semi-Detached Residential: 10 Area (Hectares): \_\_\_\_\_ Unit/Ha: \_\_\_\_\_
- ☐ Multiple attached Residential: 3 Area (Hectares): \_\_\_\_\_ Unit/Ha: \_\_\_\_\_
- ☐ Apartment Residential: 2 Area (Hectares): \_\_\_\_\_ 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): \_\_\_\_\_ Unit/Ha: \_\_\_\_\_
- ☐ Roads: \_\_\_\_\_ Area (Hectares): \_\_\_\_\_
- ☐ Other: \_\_\_\_\_ Area (Hectares): \_\_\_\_\_

10. Parking (spaces shown on draft plan):

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

☐ Detached Residential: \_\_\_\_\_

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



- ☐ Multiple Attached Residential: \_\_\_\_\_
- ☐ Apartment Residential: \_\_\_\_\_
- ☐ 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 road

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:

n/a

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	[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) _____	[ ]	[ ]

Sewage Disposal

(a) Municipally operated sanitary sewers	[X]	[ ]
(b) Individual septic tank	[ ]	[ ]
(c) Pit privy	[ ]	[ ]
(d) Holding tank	[ ]	[ ]
(e) Other (specify) _____	[ ]	[ ]



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

16. Will Storm Drainage be provided by:

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

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

- ☐ 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.

Proposes residential uses on fully serviced land within a settlement area. See PJR

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





**Please indicate to whom we send Communications to:**

The Applicant, Consultant or Project Manager: Colin Travis, MCIP RPP  
Address: 7-275 First Street, Collingwood Postal Code: L9Y 1A8  
Telephone: 705 446 9917 Fax: \_\_\_\_\_  
E-mail: colint@travisinc.ca Cell phone: \_\_\_\_\_

**Legal Information for Agreement Preparation** To be provided

Certificate of Title Required \_\_\_\_\_

Enclosed ☐

Is the property mortgaged? \_\_\_\_\_ [Yes] [N] Mortgagee: \_\_\_\_\_

Do you anticipate a new mortgage being added in the near future? \_\_\_\_\_

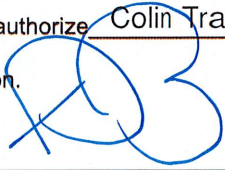
Who has authority to bind the corporation? \_\_\_\_\_

I hereby declare that the statements herein are to the best of my knowledge a true and complete representation of the purpose and intent of this application.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ 

**OWNERS AUTHORIZATION FOR AGENT**

I/we \_\_\_\_\_ authorize Colin Travis  
to act as our agent(s) for the purpose of this application.

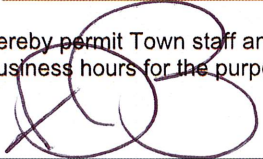
  
Signature of Owner


DATED at the City of Barrie, this  
10<sup>th</sup> day of NOVEMBER, 20 2020.

**OWNERS AUTHORIZATION FOR ACCESS**

I/we, \_\_\_\_\_, of the \_\_\_\_\_  
of \_\_\_\_\_ in the \_\_\_\_\_

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.

  
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, J. David Bunston, of City  
(City or Town)  
of Toronto in the Municipality of Metropolitan Toronto  
(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 City of Barrie  
in the County of Simcoe this 10<sup>th</sup>  
day of November, 20 20.

Signature of Owner Applicant/Agent

Signature of Commissioner

Kenneth E. Bailey

SIGN HERE

**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.



**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				
Other Requirement (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:**

See related Zoning application

Project Name: \_\_\_\_\_

Registered Owner: \_\_\_\_\_

**Agent:**

Name: \_\_\_\_\_

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

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

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

**Solicitor:**

Name: \_\_\_\_\_

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

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

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

**Engineer:**

Name: \_\_\_\_\_

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

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

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

**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**

\_\_\_\_\_

**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



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

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

**APPLICATION FOR:**

The Annex

**Project Name:** \_\_\_\_\_

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.

- ☐ An amendment to the Official Plan and an amendment to the Zoning By-law  
Enclosed herewith the fee of: **\$14,150.00**  
(\$11,030.00 flat fee plus a \$3,120.00 contingency fee)
- ☐ An amendment to the Official Plan  
Enclosed herewith the fee of: **\$9,990.00**  
(\$7,910.00 flat fee plus a \$2,080.00 contingency fee)
- ☒ An amendment to the Zoning By-law  
Enclosed herewith the fee of: **\$4,260.00**  
(\$3,220.00 flat fee plus a \$1,040.00 contingency fee)
- ☐ Removal of a Holding Provision from a Zone  
Enclosed herewith the fee of: **\$1,620.00**  
(\$1,100.00 flat fee plus a \$520.00 contingency fee)
- ☐ A Temporary Use By-Law Amendment  
Enclosed herewith the fee of: **\$5,640.00**  
(\$3,560.00 flat fee plus a \$2,080.00 contingency fee)

**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.

**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





THE CORPORATION OF THE TOWN OF COLLINGWOOD APPLICATION FOR OPA, ZBA, HOLDING and  
TEMPORARY USE AMENDMENTS  
2019

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 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 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 type="checkbox"/> Stormwater Management Report *3
<input type="checkbox"/> Flooding, Erosion and Slope Stability Report	<input type="checkbox"/> Sustainability Analysis
<input type="checkbox"/> Functional Servicing Report	<input type="checkbox"/> Traffic Impact Study
<input 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"/>

**TO BE COMPLETED BY APPLICANT:**

**Project Name:** The Annex

**Project Address:** 400 Maple Street

**Project Description:** Residential development and retention of historical building

**Legal Description:**

Registered Plan No. 45 Lot or Block Part Lots 10, 11, 12

Concession No. Lot

Reference Plan No. Parts

Assessment Roll #: 001-15200

PIN (Property Identifier No.):

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

**Owner** Maple Street Limited Partnership c/o Georgian Communities

Address: Street: 85 Bayfield Street City: Barrie Postal Code: L4M 3A7

Land Line: 705 730 5900 Cell Phone

E-mail: jbeech@georgiancommunities.ca Fax:



**Send Communications to:**

Applicant Consultant / Project Manager (Please indicate): Colin Travis

Address: Street: 7-275 First Street City: Collingwood Postal Code: L9Y 1A8

Land Line: 705 446 9917 Cell Phone: \_\_\_\_\_

E-mail: colint@travisinc.ca Fax: \_\_\_\_\_

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.

1. Subdivision. 2. Site Plan.

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

Property is designated under Ontario Heritage Act

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

Frontage 99.4m (Maple St) Depth 60.6m (Fifth/Sixth Sts) Area 0.599ha +-

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 road

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.):

11. Official Plan Designation of the Subject Property:

Present Designation and Permitted Uses Residential Medium Density (Scheds A & C)

Single detached, semi-detached, townhouse, walk up apartments per OPA 24 max units 19

Requested Designation and Permitted Uses

*(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 Residential Third Density Exception 38

max apt height 15m, max height for singles, semis and towns 12m. Various specific setbacks apply.

Requested Zoning Permit variance to standard R3 provisions; lot area, frontage, sideyard, coverage.

*(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?

Conforms to intent regarding various housing forms, retention of historic building, and density.

15. Present Use of the Subject Property:

Former school.

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

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

Vacant use for about 20 years.

18. Present Use of lands abutting the Subject Property:



Vacant

19. What is the nature and extent of the proposed amendments?  
Site specific amendments reflecting a revise site plan. See PJR and 13, above.
20. What is the reason for the proposed amendments?  
Existing zoning exception is site plan oriented. A revised site plan and subdivision plan  
~~have been designed to better reflect the setting and preserve existing building.~~
21. What is the proposed use of the Subject Property?  
Single, semi, townhouse and apartment type dwellings.
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.  
Provided
23. If proposed use is Residential, indicate the proximity of the subject property to Community Facilities (parks, schools, etc.) within five hundred metres (500m).  
within six blocks: Mountainview, Cameron, Jean Vanier, CCI, Walnut Park, Central Park

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

25. Is storm drainage provided to the Subject Property by sewers, ditches, swales or other means?



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.)

---

---

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.)

Draft Plan

---

---

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.)

OPA 24, approved - site specific recognizing uses and historical protection and design

ZBA now reflected in 2010 Zoning By-law with R3-38

---

---

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 the proposed amendment conforms with 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.

Range of dwelling types on full municipal services within existing settlement area

Proximity to services such as schools, shopping and open space. See PJR.

---

---





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 - does not conflict due to location and land use nature.

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:
- Property dimensions and related street lines, including reference to the nearest intersecting street;
  - 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);
  - Parking lot and driveway layout including loading bays and garbage pickup areas dimensions of parking spaces and aisle widths;
  - Dimensions of front, side and rear yards, and distances between adjacent buildings;
  - Landscaping and other natural and artificial features (easements, railway lines, pipelines, watercourses, culverts, etc.);
  - Summary of site coverage with regard to percentage of building coverage and percentage of landscaped area;
  - The method of servicing subject property (sanitary sewers, public water, septic tanks, private wells).

**OWNERS AUTHORIZATION FOR AGENT**

I/we \_\_\_\_\_ authorize Colin Travis

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

(Signature of owner)

SIGN HERE

DATED at the City of Barrie, this

(City or Town)

(which City or Town)

10th day of November, 20 2020



**OWNERS AUTHORIZATION FOR ACCESS**

I/we, J. David Bunston, President, of the City of Toronto (City or Town)  
in the Municipality of Metropolitan Toronto hereby (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.

Signature of Owner

Signature of Witnesses

SIGN HERE

**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, J. David Bunston, of the City of Toronto (City or Town)  
Toronto in the Municipality of Metropolitan Toronto (Region or County)

SIGN HERE

**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 County of Simcoe this 10<sup>th</sup>  
day of November, 2020.

Signature of Owner/Applicant/Agent

Signature of Commissioner

Kenneth E. Bailey

*This application continues on the next page.*



THE CORPORATION OF THE TOWN OF COLLINGWOOD APPLICATION FOR OPA, ZBA, HOLDING and  
TEMPORARY USE AMENDMENTS  
2019

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

**Contact Information:**

Project Name: The Annex  
Registered Owner: Maple Street Limited Partnership

**Agent/Contact**

Name: Colin Travis MCIP RPP, Travis & Assoc  
Address: Street: 7-275 First St City: Cwood Postal Code: L9Y 1A8  
Land Line: 705 446 9917 Cell Phone: \_\_\_\_\_  
email: colint@travisinc.ca Fax: \_\_\_\_\_

**Solicitor:**

Name: Ken Bailey  
Address: Street: 85 Bayfield Street, Suite 500 City: Barrie, ON Postal Code: L4M 3A7  
Land Line: 705 730 8900 Cell Phone: \_\_\_\_\_  
email: kbailey@georgian.ca Fax: \_\_\_\_\_

**Engineer:**

Name: Kevin Sansom, P.Eng., Tatham Engineering Limited  
Address: Street: 115 Sandford F Dr City: Cwood Postal Code: L9Y 5A6  
Land Line: 705 444 2565 Cell Phone: \_\_\_\_\_  
email: ksansom@tathameng.com Fax: \_\_\_\_\_

**Landscape Architect:**

Name: Mike Hensel, CF Crozier  
Address: Street: 40 Huron Street, Suite 301 City: Collingwood Postal Code: L4M 3A7  
Land Line: 705 446 3510 Cell Phone: \_\_\_\_\_  
email: mhensel@cfcrozier.ca Fax: \_\_\_\_\_

**Architect:**

Name: James Wright, IBI Group  
Address: Street: 55 St Clair Av W City: Toronto Postal Code: M4V 2Y7  
Land Line: 416 457 3522 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*



THE CORPORATION OF THE TOWN OF COLLINGWOOD APPLICATION FOR OPA, ZBA, HOLDING and  
TEMPORARY USE AMENDMENTS  
2019

*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