



ZONING

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

Received
Planning Services

FILE NO.: D 14818
(Municipality Use)

AUG 14 2018

APPLICATION FOR:

Project Name: BRIDGEWATER ON GEORGIAN BAY Town of Collingwood

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)

- An amendment to the Official Plan and an amendment to the Zoning By-law
Enclosed herewith the fee of: **\$13,716.00**
(\$10,668.00 flat fee plus a \$3,048.00 contingency fee)
- An amendment to the Official Plan
Enclosed herewith the fee of: **\$9,652.00**
(\$7,620.00 flat fee plus a \$2,032.00 contingency fee)
- An amendment to the Zoning By-law
Enclosed herewith the fee of: **\$4,064.00**
(\$3,048.00 flat fee plus a \$1,016.00 contingency fee)
- Removal of a Holding Provision from a Zone
Enclosed herewith the fee of: **\$1,590.00**
(\$1,082.00 flat fee plus a \$508.00 contingency fee)
- A Temporary Use By-Law Amendment
Enclosed herewith the fee of: **\$5,506.70**
(\$3,474.00 flat fee plus a \$2,032.00 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. 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. 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. Kindly contact the County directly at 1-705-726-9300 for information related to their respective fee submission(s) and application(s).

The Owner/Applicant/Agent acknowledges and agrees that:

All required application fees shall be paid in cash or by cheque made payable to the Town of Collingwood at the time of submission of the application. In the event that all fees are not paid in full at the time of submission the application shall be deemed incomplete.

Contingency fees will be utilized to cover costs associated with this application when deemed necessary by the Town of Collingwood, i.e. professional consultants and legal advice. Any portion of the contingency fee not used in connection with the review and completion of an application will be returned. The applicant further agrees to pay any additional costs and expenses beyond the initial contingency fee, which shall be determined by staff of the Corporation of the Town of Collingwood in the event that the amount of the initial contingency fee taken is insufficient.

In addition, under exceptional site circumstances, the Town may require further or other reports which it determines are necessary to address such exceptional circumstances.

All Costs incurred by the municipality in engaging peer review consultants in order to evaluate the proposal and supporting submissions shall also be borne by the applicant.



*We require two copies of all plans and reports except for *
 And as per OPA #16 the studies required may include any of the following:

<input type="checkbox"/> Active Transportation Report	<input 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: BRIDGEWATER AT GEORGIAN BAY

Project Address: 11044 HIGHWAY 26 WEST, COLLINGWOOD

Project Description: MIXED RESIDENTIAL MEDIUM DENSITY RESIDENTIAL

Legal Description: PART OF LOTS 48, 49, 50 CONC. 11

Registered Plan No. _____ Lot or Block _____

Concession No. _____ Lot _____

Reference Plan No. _____ Parts _____

Assessment Roll #: _____

PIN (Property Identifier No.): _____

Registered Owner & Contact Information(s):
 Owner: THE PRESERVE AT GEORGIAN BAY INC.
C/O CONSULATE DEVELOPMENTS (ONTARIO) INC.
ATT: MR. JOHN SOROKOLIT

Address: Street 377 BURNHAMTHORPE RD E City: MISS. Postal Code: L5A 3Y1
Suite 117

Land Line: 905 276 7690 Cell Phone _____

E-mail: jsorokolit@consulatedevelopment.com Fax: _____



Send Communications to:

Applicant/Consultant/Project Manager (Please indicate): COLIN TRAVIS
Address: Street: 7-275 FIRST ST City: CWOOD Postal Code: L9Y 1A8
Land Line: 705 446 9917 Cell Phone
E-mail: colintotravisinc.ca Fax: 705 446 9918

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.

AMENDMENT TO EXISTING CONDITIONS OF DRAFT APPROVAL

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:

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

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

Frontage 603±m Depth 464±m Area 37.16 ha

8. Identify whether access to the Subject Property is by a Provincial Highway, County Road, a Municipal Road that is maintained all year or seasonally, private road, or a right of way or by water:

HIGHWAY 26 WEST

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

N/A



nearest public road:

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.): N/A

TBD AT SITE PLAN DESIGN AND APPROVALS

11. Official Plan Designation of the Subject Property: MEDIUM DENSITY RESIDENTIAL

Present Designation and Permitted Uses SINGLE DETACHED, SEMI DETACHED,

DUPLEX, FOUR PLEX, TRIPLEX, TOWNHOUSE, APARTMENTS, STUDENT DORMS, BOARDING HOMES

Requested Designation and Permitted Uses NO CHANGE PROPOSED

(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 R3 - SEE PJR

"R3" EXCEPTIONS 5, 12, 23+24, DR./REC/EP 2-7

Requested Zoning MAINTAIN "R3", MODIFY EXCEPTIONS

(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?

IN LINE WITH DENSITY AND USE PROVISIONS. SEE PJR

15. Present Use of the Subject Property:

VACANT

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

N/A

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

N/A

18. Present Use of lands abutting the Subject Property:

OPEN SPACE, ENVIRONMENTAL & RESIDENTIAL



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

TO REPLACE EXISTING EXCEPTIONS WITH ONE NEW

20. What is the reason for the proposed amendments?

TO ENABLE MEDIUM DENSITY DEVELOPMENT PER THE ATTACHED DEVELOPMENT CONCEPT PLAN AT 655 UNITS

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

MEDIUM DENSITY RESIDENTIAL, OPEN SPACE & EP

22. The planning rationale for requesting the Official Plan and/or Zoning By-law amendment must be outlined in your attached covering letter, planning report and draft OPA amendments. Please supply an electronic copy in word format.

SEE PDR.

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

24. Services existing and proposed for the Subject Property: (please check appropriate box)

Water Supply

	Existing	Proposed
(a) Municipally operated piped water supply	[]	[<input checked="" type="checkbox"/>]
(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	[]	[<input checked="" type="checkbox"/>]
(b) Individual septic tank	[]	[]
(c) Pit privy	[]	[]
(d) Holding tank	[]	[]
(e) Other (specify) _____	[]	[]

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

PER ENGINEERING PLANS

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.)

SEE PSR & ATTACHED APPLICATION TO
AMEND DRAFT APPROVAL CONDITIONS

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.)

SEE PSR BACKGROUND & NOTED OMB
ORDER.

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.

SEE PSR. ATTACHED



31. Is the subject land within an area of land designated under any provincial plan(s)?

No

Yes, if yes, an explanation of how the requested amendment conforms or does not conflict with the provincial plan or plans.

GROWTH PLAN - SEE PSR.

32. Supplementary and support material to accompany application, where applicable:

(a) A current survey of the property prepared by an Ontario Land Surveyor indicating topographical contours and other natural and artificial features such as existing buildings and their uses, railways, highways, pipelines, watercourses, drainage, ditches, swamps, and wooded areas within or adjacent to the subject land. This survey should clearly indicate the land that is the subject to the amendment.

(b) The submitted survey or site plan should indicate:

- i. Property dimensions and related street lines, including reference to the nearest intersecting street;
- ii. Location, dimension and size (number of units, number of storeys, floor area, etc.) of all proposed buildings and accessory facilities and their proposed use(s);
- iii. Parking lot and driveway layout including loading bays and garbage pickup areas dimensions of parking spaces and aisle widths;
- iv. Dimensions of front, side and rear yards, and distances between adjacent buildings;
- v. Landscaping and other natural and artificial features (easements, railway lines, pipelines, watercourses, culverts, etc.);
- vi. Summary of site coverage with regard to percentage of building coverage and percentage of landscaped area;
- vii. The method of servicing subject property (sanitary sewers, public water, septic tanks, private wells).

OWNERS AUTHORIZATION FOR AGENT

I/we JOHN SOROKOLIT authorize COLIN TRAVIS

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

per: [Signature]
(Signature of owner)

CITY

DATED at the MISSISSAUGA of MISSISSAUGA this

8th day of AUGUST, 20 18



OWNERS AUTHORIZATION FOR ACCESS

I/we, JOHN SOROKOLIT of the CITY of MISSISSAUGA in the REGION OF PEEL 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]
Signature of Owner

[Signature]
Signature of Witness

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, JOHN SOROKOLIT of the CITY of MISSISSAUGA in the REGION OF PEEL 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 Mississauga in the Region of Peel this 8th day of August 2018

[Signature]
Signature of Owner/Applicant/Agent

[Signature]
Signature of Commissioner
Esther O. Abraham
Barrister & Solicitor, Notary Public
110A-377 Burnhamthorpe Road E.
Mississauga, Ontario L5A 3Y1.

This application continues on the next page.

FILE NO.: D 14818 (Municipality Use)

Contact Information:

Project Name:

Registered Owner:

Address: Street: 7.2 TRAVIS ST Postal Code: L9Y 1A8
Land Line: Cell Phone:
email: vi

Solicitor:

Name:

Address: Street:

Postal Code:

Land Line:

Cell Phone:

email:

Name:

Address: Street:

C'WOOD Postal Code: L9Y 4E3

Cell Phone:

email:

Name:

Address: Street:

Postal Code:

Land Line:

Cell Phone:

email:

Fax:

Architect:

Name:

Address: Street:

Postal Code:

Land Line:

Cell Phone:

email:

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