



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

Received Planning Services

APR 23 2015

Town of Collingwood

TO: The Corporation of the Town of Collingwood ("Town")
P.O. Box 157, Collingwood, ON L9Y3Z5
C/o Planning Services
55 Ste. Marie Street, Unit 302
Collingwood, ON L9Y 0W6

FILE NO.: D 14415

APPLICATION FOR:

Project Name: Regional Commercial District

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)

- Options for application types with associated fees: An amendment to the Official Plan and an amendment to the Zoning By-law (\$12,500.00), An amendment to the Official Plan (\$9,500.00), An amendment to the Zoning By-law (\$4,000.00), Removal of a Holding Provision from a Zone (\$1,565.00), A Temporary Use By-Law Amendment (\$5,420.00).

NOTE: Our flat fee is non-refundable and payable upon submission of the application.

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).

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.

The costs associated with all required studies shall be borne by the applicant. 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. (The number of copies required are in brackets)

And as per OPA #16 the studies required may include any of the following:

Table with 2 columns and 4 rows listing study options: Active Transportation Report (4), Affordable Housing Report (2), Archeological Assessment (3), Illumination Study (3), Marina or Coastal Engineering Study (3), Master Fire Plan (3).

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<input type="checkbox"/> Cultural Heritage Report (2)	<input checked="" type="checkbox"/> Needs/Justification Report (3)
<input checked="" type="checkbox"/> Environmental Site Assessment (4)	<input type="checkbox"/> Noise Study (3)
<input checked="" type="checkbox"/> Environmental Impact / Natural Heritage Study (4)	<input type="checkbox"/> Odour /Nuisance /Dust /Vibration Study (3)
<input type="checkbox"/> D4 Landfill Study (3)	<input type="checkbox"/> Parking Report/Analysis (3)
<input type="checkbox"/> Economic Cost Benefit Impact Analysis (3)	<input checked="" type="checkbox"/> Planning Report, covering letter, draft Official Plan Amendment and/or draft Zoning By-law Amendment (5)
<input type="checkbox"/> Electrical Economic Evaluation Plan (3)	<input type="checkbox"/> Shadow Analysis (3)
<input type="checkbox"/> Fire Safety Plan (3)	<input type="checkbox"/> Spray Analysis - Golf Courses (3)
<input type="checkbox"/> Fisheries Impact Study (3)	<input checked="" type="checkbox"/> Stormwater Management Report (4)
<input type="checkbox"/> Flooding, Erosion and Slope Stability Report (3)	<input type="checkbox"/> Sustainability Analysis (3)
<input checked="" type="checkbox"/> Functional Servicing Report 9 (3)	<input checked="" type="checkbox"/> Traffic Impact Study (3)
<input checked="" type="checkbox"/> Geotechnical /Soil Stability Report (3)	<input type="checkbox"/> Tree Preservation Plan (3)
<input type="checkbox"/> Growth Management Report (3)	<input type="checkbox"/> Urban Design Report including Architecture and Streetscape Design (3)
<input type="checkbox"/> Heritage Impact Assessment (3)	<input type="checkbox"/> Wellhead Protection Area - Risk Assessment Report (4)
<input type="checkbox"/> Hydrogeological /Hydrology Study (3)	<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:

Contact Information

Project Name: Regional Commercial District

Registered Owner: Dunn Capital Corporation (DunnCap) & 2204604 ONTARIO INC. (2204604 Ont Inc.)

1. **Name of Applicant** (if other than owner): _____

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

Land Line: _____ Cell Phone: _____

E-mail: _____ Fax: _____

2. **Name of Agent** (if any): Kenneth Hale

Address: Street: 300 - 40 Huron St. City: Collingwood Postal Code: L9Y 4R3

Land Line: 705-445-1660 x 32 Cell Phone: _____

E-mail: khale@dunnincap.ca Fax: 705-443-8158

3. 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.

ZBLA & Draft Plan

4. 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

5. Date of acquisition of the Subject Property by the owner:

10 + Years

6. The names and addresses of the holder of any mortgages, charges or other encumbrances in respect of the Subject Property:

There will be not Mortgage at the time of Registration _____

7. Description of the Subject Property:

Municipal Street Address: 1) 20 High St; 2) No Address; 3) 530 Third St.

Registered Plan No. See Draft Plan Lot or Block _____

Concession No. See Draft Plan Lot _____

Reference Plan No. See Draft Plan Parts _____

Roll NO. ⁵⁻²⁻¹⁸⁷⁰⁰ 1) 43310500028700; 2) 433105000219110; 3) 433105000219100

8. 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

Unsure at this time _____

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

1) 100m +/- _____ 1) 14.20 ha +/-
 Frontage 2) 38m +/- Depth All 3 have varying depths Area 2) 0.43 ha +/-
 3) 0m _____ 3) 6.48 ha +/-

10. 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: Third St. & Cambridge St.

11. 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:

12. 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.):

Shaw's Woodworking, and Old Collingwood Fabrics Building (to be demolished)

Goodall Rubber Plant 1 storey, approx 100,000sf,

13. Official Plan Designation of the Subject Property:

Present Designation and Permitted Uses Regional Commercial District

Industrial BP-1

Requested Designation and Permitted Uses _____

(If an Official Plan Amendment is being requested)

14. 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

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15. Zoning of the Subject Property:

Present Zoning and Density/Height Restrictions

C2-8 (H3); DC; M4-1

Requested Zoning

C2-8 (H3); C2-x (H3); M4-1

(If a Zoning By-law Amendment is being requested)

16. Conformity:

Is the proposal in conformity with the County of Simcoe Official Plan?

YES

If not, has an application to amend the County OP been filed?

17. Present Use of the Subject Property:

Shaw's Woodworking, Vacant Land, and Goodall Rubber Plant

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

10 + Years

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

10 + Years

20. Present Use of lands abutting the Subject Property:

North= Walmart; South= Industrial Park; East= Home Depot & High St.; West= Black Ash Creek, Red Maple

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

Reduction in minimum lot area of C2 Zone from 2 ha to 1.019 ha

22. What is the reason for the proposed amendments?

Block 4 is undersized to do proposed Street A

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

Future Commercial Uses -- Regional Commercial District

24. 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 Planning Report

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

26. 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	M	M
(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	M	M
(b) Individual septic tank	[]	[]
(c) Pit privy	[]	[]
(d) Holding tank	[]	[]
(e) Other (specify) _____	[]	[]

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

Yes: Sewers, Ditches, Swales

28. 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.)

29. 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.)

Concurrent Draft Plan - 1 ROW & 5 Blocks

30. 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.)

31. Is the requested amendment consistent with the policy statements issued under subsection 3(1) of the Planning Act?

- No – if no, describe briefly
 Yes
 Unknown
-

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

- No
 Yes – if yes, does the requested amendment conform to/does not conflict with the provincial plan(s)?

Conforms with Provincial Growth Plan

33. 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).

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OWNERS AUTHORIZATION FOR AGENT

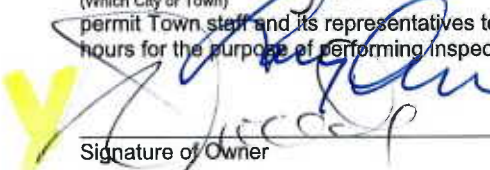
I/We Larry Dunn, Dunn Capital Corp & Richard Weldon, 2204604 Ont. Inc. authorize Kenneth Hale
to act as our agent(s) for the purpose of this application.

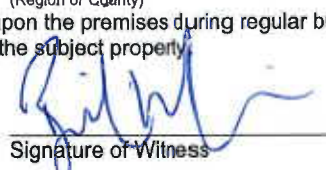

(Signature of owner)

DATED at the City of Town, this
15 day of April, 20 15.

OWNERS AUTHORIZATION FOR ACCESS

I/we, Richard Weldon + Larry Dunn, of the Ed. Town + City of
Toronto + Collingwood in the Toronto Region + County of Simcoe hereby
(Which City or Town) (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 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, KENNETH HALE of the Town of
(City or Town)
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 23rd
day of April, 2015.


Signature of Owner/Applicant/Agent


Signature of Commissioner

Jaime Patricia Ford
Notary Public, County of Simcoe,
limited to the attestation of
instruments and the taking of
affidavits, for HarbourEdge Capital
Corporation and its associated companies
Expires July 15, 2016