



Thursday, Sept 6, 2018

D111618 Medibudz Canada Ltd. 135 Sandford Fleming Drive

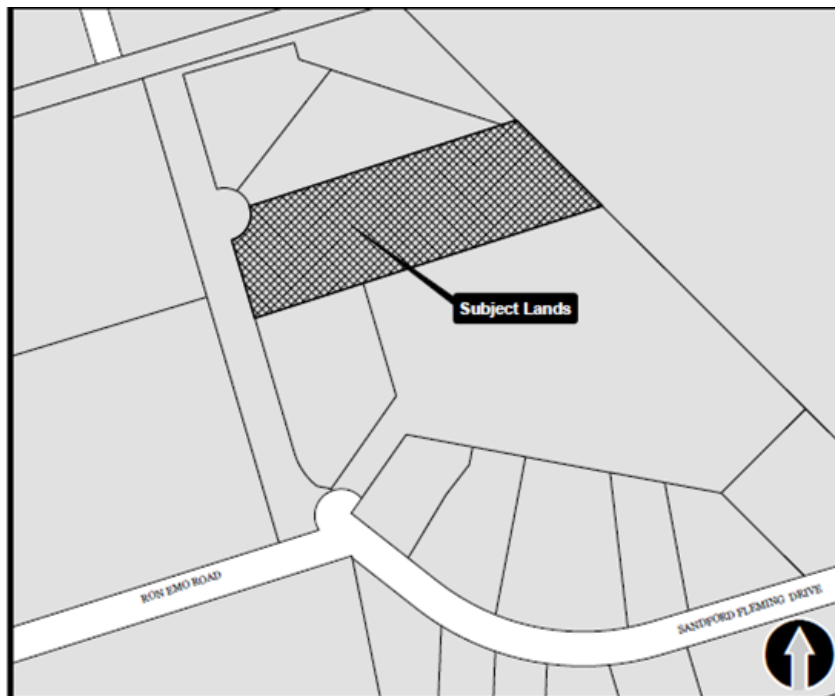
File No. : D111618 Site Plan Application

Project: Medibudz Canada Ltd.
Municipal Location: 135 Sandford Fleming Drive
Owner: Medibudz Canada Ltd., Kuda Hemachandra
Agent: Studio K. Architects Inc., Attn: Michael Koutsoulas
Civil Engineer: CC Tatham and Associates Ltd., Randy Simpson
Landscape Architect: Mark Setter & Associates, Mark Setter
Architect: Studio K. Architects Inc., Attn: Michael Koutsoulas

Municipal Planner: Senior Planner, Trevor Houghton

Project Description: This proposed site plan approval was a preconsultation file number D003117 and discussed at the development meeting November 9, 2017. This site plan application is for a 50,000, 1 storey industrial building for growing, processing, and packaging cannabis products.

Subject Property:



Town and Agency comments:

1. Planning Services
Trevor Houghton, Senior Planner

135 Sandford Fleming Drive – Medibudz Canada Ltd. (File No. D111618)

Comments for September 6th, 2018

Proposal: Medical cannabis facility (4,645 m²)

Official Plan Designation: Industrial Park

Zoning: Industrial Park (M5)

1. Room for five (5) bicycle spaces are to be provided on site. There appears to be only one rack ring at the front of the building that might accommodate 2 bikes.
2. The Drawing E101A photometric analysis drawing does not show what the lumens will be at the north and south lot lines. Therefore it cannot be confirmed that site illumination from the development will not cast over onto abutting properties (0.0 lumens). Please provide confirmation.



3. It is unclear if the outdoor amenity space for employees is that area located at the entrance into the building, or that it is to be provided elsewhere?
4. All final drawings and plans (including colour copies of building elevations) to be submitted digitally along with 5 sets of the paper hard copies. Planning Services requires coloured renderings of the building elevations in digital format to prepare the PowerPoint presentation.
5. A rectangular space for the "APPROVED" stamp is to be added to the bottom right hand corner of each drawing (dimension 3.5 in x 2 in.)
6. Applicant is to provide the name(s) of who(m) has the Authority to bind the Corporation (or the Owner) as well as their title (if any) for preparation of the Agreement.
7. If there is or will be a mortgage on the property, the applicant will provide the necessary information including the signing official name and title, any mortgagee, the mortgage amount and the registration numbers for preparation of the Agreement. Mortgagee will need to sign the Agreement and agree to postpone their registered mortgage in priority to the Town's Agreement being first on title.
8. Applicant will provide a **Letter of Credit or cash for 100% of site works and landscaping** once cost estimates have been approved by the Town. Submission of securities is required prior to Agreement being forwarded to Council for authorization.
9. Applicant will provide proof of an insurance policy in the amount of **\$5,000,000.00** naming the Corporation of the Town of Collingwood as insured so as to indemnify the Town. Submission of insurance is required prior to Agreement being forwarded to Council for authorization.
10. Applicant shall pay a **\$5,000.00 administrative fee** to be applied to the legal fees for the preparation of the Site Plan Agreement. Contingency fees and legal deposits are held until the file is closed.
11. Applicant shall pay an engineering administration fee (non refundable) that will be **3%** of the total for the site works (site works & landscaping combined).
12. Applicant will have to pay **2%** cash-in-lieu of parkland dedication on the value of the land, if land is not to be conveyed, prior to issuance of the first building permit.
13. The Applicant is responsible to provide written clearance from external agencies that all concerns and issues have been cleared.
14. The applicant is responsible to pay any additional costs and expenses regarding this application that shall be determined by Town staff.

2. Building Services

Greg Miller, Manager, Building Services & Chief Building Official

Revised Standing Comments as of December 19th, 2017.

1. Two full sets of construction drawings are required for building department review.
2. 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. You can supply via flash drive or other on-line transfer means (drop box etc.)
3. A Building Code Matrix to be completed and submitted by the owner's Architect
4. General Review certificates are required from all Engineers and Architects involved with the design of the building(s). Letter of Undertaken required from Owner
5. All construction to comply with the Ontario Building Code
6. All Permit Fees and Development Charges to be paid at time of building permit being issued. Please contact the Building department for the current rates. Applicable Development Charges (D.C.) are as follows;



- a. Town of Collingwood D.C.
 - b. Simcoe County D.C.
 - c. Education Levy
 - d. Black Ash Creek Development Charge (may be applicable if located in the special policy area)
7. Nottawa Valley Conservation Authority approval may be required. If it is required, a copy of their approval must be received by the Building Department prior to any Building permits being issued.
8. All signage must comply with the Town of Collingwood’s Sign Bylaw and a sign permit is required.
9. Civic addressing, also known as 911, is administered by Building Services. If your project requires addressing please access The Street Naming Policy and Civic Addressing By-Law 2014-028 which is on our website
http://www.collingwood.ca/files/BL2014-028%20Civic%20Addressing_0.pdf
Contact information for Lynn Gowan, Administrative Assistant with Building Services is as follows lgowan@collingwood.ca or 705-1030 Ext. 3243 for the full details.

If there are any questions for the Building Department, please contact the undersigned.

Greg Miller
Manager, Building Services
Chief Building Official, Town of Collingwood

3. Parks, Recreation and Culture
Wendy Martin, Manager of Parks

Standing Comments as of January 2018:

Town of Collingwood Official Plan December 2011 Section 4.2 Parkland Acquisition Pursuant to the Planning Act

To ensure that adequate public open space is available to meet the recreational needs of the community, Council shall require the conveyance of up to a five percent (5%) parkland dedication in the case of new residential development and up to a two percent (2%) parkland dedication in the case of new commercial or industrial development. In addition, Council may accept ‘cash-in-lieu’ of parkland payment when deemed appropriate.

- ☐ 2% land for industrial/commercial development
- ☐ 5% land for residential development
- ☐ Cash-in-lieu 2% or 5% The applicant shall pay Building Services a prescribed percentage of the appraised value of the lands as “Cash-in-lieu” of parkland that will be determined by an appraisal that has been completed by a professional Appraiser one day prior to Building Permit Issuance.
- ☐ Mixed Use Developments: The respective rate shall be applied in the same proportion that the gross floor area of industrial/commercial uses to the gross floor area of residential uses.
- ☐ Not Applicable

Meeting Comments:

4. Collus PowerStream Corp.
Brandon MacDonald, Engineering Technologist

The following are Collus PowerStream comments: *As of January 16, 2018* Standing Comments



- Electrically engineered and stamped site servicing drawings using the most recent USF standards and non-linear analysis need to be supplied to Collus PowerStream for approval prior to any construction.
- Electrical engineered drawings must include required transformation based on developer's estimate of building loads.
- Where possible all electrical distribution within the proposed site will be of an "Underground" design / construction.
- Developer needs to coordinate with Collus PowerStream ASAP the scope works that Collus PowerStream will be providing and any associated fees required.
- All electrical site servicing must comply with the most recent and approved version of Collus PowerStream Conditions of Service and Electrical Safety Authority (ESA) regulations before system is energized.
- All electrical site servicing must comply with the minimum clearances as specified in the most recent USF standards. The USF standards can be obtained from Collus PowerStream through a non-disclosure agreement.
- Developer is required to provide an access agreement for operation and maintenance of the electrical distribution infrastructure to the satisfaction of Collus PowerStream prior to the system being energized.
- Early consultation with Collus PowerStream metering department is a must to avoid delays and installation issues. i.e. Provide phone line & access key for metering
-
- room
- Note that currently there is a minimum lead time of **18 to 24** weeks for transformers from suppliers.
- Once the facilities are energized and all payments for such have been completed by the Developer Collus PowerStream will assume full ownership and responsibility for the electrical distribution system up to:
 - The secondary load side of any residential meter base (Max 200amp)
 - The secondary connection on the distribution transformer (Above 200amp)
 - The primary disconnect ahead of any "Customer" owned 44kV substation

Note: As background, the Economic Expansion calculation is made to determine the amount of investment in any expansion project that may be applicable to Collus PowerStream Corp.

- In most cases there will be a requirement to complete an Economic Evaluation of the Electrical portion of the project to insure compliance with the Ontario Energy Board Expansion Guidelines. In order to meet this requirement a developer must provide during the coordination process the following:
 - The estimated cost of the required electrical site servicing work to expand the current primary electrical system to service the proposed development for any expansion over (5) five years after electrical service has been energized.
 - The estimated number of connections to the expanded system in each of the (5) five years after electrical service has been energized.
 - The type of connection (residential, commercial or Industrial) and the expected amount electrical load use on an annual basis if applicable.

The following supporting documents are located online for the developer's reference:

Collus PowerStream--Conditions of Service

Document <http://www.colluspowerstream.ca/electricity/conditions-service-0>

Should the applicant have any further design questions they may contact us;

Thanks,

Brandon



Brandon MacDonald

Engineering Technologist

Collus PowerStream

43 Stewart Road, Collingwood, ON, L9Y 4M7

p: 705-445-1800 x2307 | c: 705-444-9351

e: bmacdonald@collus.com | w: www.colluspowerstream.ca

5. Engineering Services, September 5, 2018 Stuart West, Engineering Technologist



Town of Collingwood

Engineering Services

545 Tenth Line North, Box 157
Collingwood, ON L9Y 3Z5
T. 705-445-1292 | F. 705-445-1286
www.collingwood.ca

MEMORANDUM

To: Trevor Houghton
From: Stuart West
Date: September 5, 2018
Subject: **Medibudz Development – 135 Sandford Fleming Drive
1st Submission Site Plan Application
File No.: D11-16-18**

Documents received:

- Town of Collingwood, Site Plan Application forms;
- Site Plan, prepared by Studio K Architects, dated August 9, 2018;
- Building Elevations, prepared by Studio K Architects, dated August 9, 2018;
- Civil Engineering Drawings, prepared by CC Tatham & Associates, dated August 2018;
- Functional Servicing Report, prepared by CC Tatham & Associates, dated August 9, 2018;
- Photometric/ Electrical Plan, prepared by HL Engineering Ltd, dated August 9, 2018;
- Landscape Plans, prepared by Mark Setter Associates, dated August 9, 2018;

Engineering Services Site Plan Comments:

General Comments

1. There appears to be insufficient cover on the CBMH to feasibly install the structure in the ditch near the entrance, as the grate appears to need to be lowered further to actually drain the Sandford Fleming asphalt cul-de-sac. Further, the 5.5m culvert that drains the small section of municipal land would allow water to back up and flow onto private lands to the east. Review the feasibility of moving the entrance to the south of the building, as this would be the Town's preference and eliminate some of the drainage concerns at this north-west corner.
2. The development appears to be utilizing the drainage swales that are located external to the property. There is a 10m drainage swale easement to the south-east of the property, and at the east property line, which is acceptable as an outlet, however drainage should not discharge to the swales located on #115 Sandford Fleming Drive, or #155 Sandford Fleming Drive. Permission to drain onto external land would be required by the adjacent lot owners, including any filling past the property line that is proposed. We would suggest providing drainage swales fully within the property unless it can be shown that the developer has permission to grade past the property line, and that the increased flow to the drainage swales can be safely conveyed to the stormwater pond.



Town of Collingwood

Engineering Services

Functional Servicing Report

3. Provide the sanitary, potable water, and fire flows (In metric units) from the development in the report to identify to the Town if the development needs to be added to the overall sanitary master drainage study. What fire flow is required? Has a fire underwriters study been completed?
4. The report mentions that a fire hydrant is not required to be extended into the site. We disagree with this statement, as the stand-pipe located at the front entrance to the building is not within 45m of the existing fire hydrant, as required by the OBC. We suggest reviewing the need for an internal fire hydrant, and if coverage for firefighting is provided.
5. Provide the geotechnical report next submission as indicated in the FSR.
6. Provide Pre and Post development stormwater flows from the site. Can the proposed flow be contained within the drainage swales, and not negatively impact the neighbouring properties? There is an increase in impervious area compared to pre-development conditions.
7. Has the capacity of the drainage easement on the east property line been compromised by the filling activity that occurred in the past? Provide a section over the east property line and confirm if there is adequate conveyance capacity in this drainage easement to the pond.
8. Review that the stormwater pond is sized appropriately for this development. The East End Drainage Study (2014) assumed that the 13.7ha drainage area would have 30% impervious area draining to the pond. What is the percent impervious of the site? Provide calculations to show that the water quality storage (permanent pool) requirements have not substantially changed due to development of this site. Additionally, confirm that the active storage within the pond is sized to adequately store the increased run-off from the development for the 2 to 100 year and regional events.

Drawings

9. A sanitary manhole is to be provided 1.0m inside the property line, a clean-out is not acceptable for the industrial use proposed.
10. Add a label to remove the existing gravel entrance and culvert, located on Sandford Fleming Drive, and also on the #95 Sandford Fleming Drive property to the south.
11. Show the new water service as a single 150mmØ service up to the property line, then split the service into fire and domestic lines internal to the property. Review the requirements with the Environmental Services department.
12. Provide road restoration details for the water service installation.
13. How many trucks are anticipated at the entrance each day? Will queuing be a concern with the security gate? Consider moving the security gate back farther into the development, to allow trucks that are queuing at the security gate to be outside of the municipal right-of-way.
14. Provide a note to add "150mm topsoil and seed" to the undeveloped land east of the parking lot and building, and positively graded to the east drainage easement.

Sincerely,

Stuart West P.Eng.
Engineering Services
705-445-1292 Ext. 4202 | swest@collingwood.ca

6. Environmental Services, Peggy Slama, P. Eng., Manager, Environmental Services, Evan Orser, Backflow Prevention Officer



MEMO

To: Trevor Houghton, Belinda Boucher
From: Peggy Slama/ Evan Orser
Date: August 22, 2018
Re: D 111618 Site Plan - Medibudz Canada Inc.

We have reviewed the submission and offer the following comments related to the water system components:

The Site Plan Application is for a medical cannabis indoor production facility. The parcel of land is located on 135 Sandford Fleming Drive

New comments are highlighted in: **BOLD**

1. The subject property has a 50mm diameter service located off Sandford Fleming Drive, as shown in the figure below. The existing service can be used for the converted use, provided the service size meets water demand needs (including fire) and the water department is in agreement the service is suitable for re-use. The proponent should confirm the size and condition of the service prior to planning for re-use. If the service is deemed not suitable for reuse, the Water Department will disconnect the service at the main, at the owner's cost, and a new service will need to be installed, at the owner's cost. **We acknowledge the developers intention to decommission the existing 50mm diameter water service. The current site servicing plan shows 2 proposed connections to the municipal watermain, a 150mm diameter fire service and a 100mm diameter domestic service. This plan should be updated to one connection, live tapped at the watermain with the fire and domestic services split at the property line.**
2. A Functional Servicing Report should be completed detailing the required water demand calculations and speak to fire protection requirements for the building. A site servicing plan should be submitted showing the water servicing plan. Fire and domestic service must be separated at the property line with isolation valves. **A Functional Servicing Report has been submitted. Demands should be summarized and include average day, maximum day, peak hour and fire flow demands in accordance with Town standards. Water demand calculations should include FUS calculations for comparison in the water model.**
3. The proposed water system **will** need to be added to the Town water model to ensure adequate water flow and pressure for all demands including fire. In order to do this the Town Water Department **will** require proposed water demands and digital plans showing

Peggy Slama P.Eng., Manager of Environmental Services
43 Stewart Road, Collingwood ON L9Y 4M7 tel 705-445-1681 ext 3301 pslama@collingwood.ca
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the watermain layout and topographic information. This information will be forwarded to our consultants for modeling. This work is to be carried out at the developer's cost. This work shall be completed at the Site Plan approval stage. The Developer should submit digital plans so the available fire and domestic water demands can be confirmed in the Town's water model.

4. As a general principal each property shall have one service and one meter. Additional meters can be added internally to measure the water use if required. However, the municipality will have one meter, connected to one water bill. This note should be added to the engineered drawings and included on the "site plan"/development agreement. The Town Water Department will provide the water meter at the Developer's cost, however the Developer must have an engineer size the meter. The Town Water Department will need to know this size 6 weeks prior to the meter being installed in order to ensure that it is available for installation.
5. It should be noted that all Town water mains and services are to be constructed in accordance with the Town Water Department standards. That is ductile iron water mains and copper services.
6. A construction water fee in accordance with the current fees and charges Bylaw is due when a building permit is obtained.
7. Any connections to the Town water system are to be installed by the Town of Collingwood Water department by live tap, at the Developer's expense.
8. The proposed facilities will require premise protection backflow prevention devices as per CSA B64.10-11/B64.10.1-11, OBC and the Town water by-law. It should be noted that the device will require annual testing, with all associated costs the responsibility of the owner. A site survey will be required to be submitted to the backflow prevention officer at the time when a building permit application is applied for. The site survey will determine the sites hazard classification and type of premises protection required to be installed.
9. All reference to CPU should be updated to Town of Collingwood Water Department.
10. Specifications included on the design drawings should note when material is to be used on private property. Main stop, service line to property line and curbstop will be to Town specifications.

Peggy Blama P.Eng., Manager of Environmental Services
43 Stewart Road, Collingwood ON L9Y 4M7 tel 705-446-1681 ext 3301 pblama@collingwood.ca
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7. Hydro One, Dennis De Rango, August 22, 2018 Specialized Services Team Lead, Real Estate Department

Hello,

We are in receipt of your Site Plan Application, D111618 dated August 20, 2018. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

Please select "Service Territory Overlay" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.
Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

8. Enbridge Gas, Dennis De Rango, August 22, 2018 Specialized Services Team Lead, Real Estate Department



Development Meeting Technical Report of Compiled Comments

D111618 Medibudz 135 Sandford Fleming



Enbridge Gas Distribution
500 Consumers Road
North York, Ontario M2J 1P8
Canada

August 29, 2018

Trevor Houghton
Community Planner
Town of Collingwood
Planning Services
55 Ste. Marie Street, 3rd Floor
Collingwood, ON L9Y 0W6

Dear Trevor,

Re: Site Plan Application
Medibudz Canada Ltd.
135 Sandford Fleming Drive
Town of Collingwood
File No.: D111618 Related File No.: D003117

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea350@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

Alice Coleman
Municipal Planning Coordinator
ENBRIDGE GAS DISTRIBUTION
TEL: 416-495-5386
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8

Integrity. Safety. Respect.

cc: Belinda Boucher – Town of Collingwood

AC/jh

9. Simcoe County District School Board, Aug., 22, 2018 Holly Spacek, MCIP, RPP



Simcoe County District School Board

1170 Highway 26 West
Midhurst, Ontario
L0L 1X0

Phone: (705) 728-7570
Fax: (705) 728-2265
www.scdsb.on.ca

August 22, 2018

Ms. Belinda Boucher
Administrative Assistant
Planning Services
Town of Collingwood
P.O. Box 157
Collingwood, ON
L9Y 3Z5

SITE PLAN: D111618

Dear Ms. Boucher:

SITE PLAN APPLICATION
MEDIBUDZ CANADA LTD.
KUDA HEMACHANDRA
135 SANFORD FLEMING DRIVE
TOWN OF COLLINGWOOD

Thank you for circulating a Notice of the above-noted development application (site plan) to this office. The proposed application will permit the construction of a medical marijuana grow and distribution operation. The site plan application is for a 50,000 square foot one storey industrial building.

Planning staff have no objection to this application. The Town should collect a non-residential Educational Development charge of 0.35cents per square foot for the Simcoe County District School Board when issuing the building permit.

Should you require additional information, please do not hesitate to contact this office.

Yours truly,

Holly Spacek, MCIP, RPP
Senior Planner

cc: Trevor Houghton
Senior Planner

10. Collingwood Fire Department, Aug., 21, 2018
Ross Parr, Fire Chief

“From what I can see, the entire property is surrounded by fence The Fire Department connection cannot be impeded by a gate. There could be a hydrant requirement on the property. Fire safety plan is required before occupancy.”

Meeting Comments:
