

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

TO: The Corporation of the Town of Collingwood
Mailing: (small envelopes) P.O. Box 157, Collingwood, ON L9Y3Z5
Planning Services planning@collingwood.ca

FILE NO.: D _____
(Municipality Use)

APPLICATION FOR:

Project Name: Huntingwood Trails (Collingwood) Ltd.

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.

Application For:

- An amendment to the Official Plan and an amendment to the Zoning By-law
- An amendment to the Official Plan
- An amendment to the Zoning By-law
- Removal of a Holding Provision from a Zone
- A Temporary Use By-Law Amendment
Enclosed herewith the fee of:

Application Fees:

Our flat fee is non-refundable and payable upon submission of the application. Consult the Treasury Departments landing page for the current Fees & Charges
<https://www.collingwood.ca/council-government/budget-taxes/fees-charges>

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 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 |



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| | |
|--|---|
| <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 |
| <input type="checkbox"/> | |

List of reports required for complete application confirmed by way of pre-consultation comments from the Town.

TO BE COMPLETED BY APPLICANT:

Project Name:

Huntingwood Trails (Collingwood) Ltd.

Project Address: 5 Silver Creek Drive

Project Description: Official Plan Amendment, and Zoning By-law Amendment to develop the subject lands for residential purposes.

Legal Description: Part of Lots 47, 48 and 49, Concession 12

Registered Plan No. _____ Lot or Block _____

Concession No. 12 Lot Part of Lots 47, 48 and 49

Reference Plan No. 51R-37383 Parts 1

Assessment Roll #: 4331-040-002-24800-0000

PIN (Property Identifier No.): 58255-0498

Registered Owner & Contact Information(s):

Owner Huntingwood Trails (Collingwood) Ltd.

Address: Street: 152 Dalemount Avenue City: Toronto Postal Code: M6B 3C9

Land Line: (416) 398-4552 Cell Phone _____

E-mail: eddyweisz@gmail.com Fax: _____

Send Communications to:

Applicant/Consultant/Project Manager (Please indicate): KLM Planning Partners Inc., Planning Consultant

Address: Street: 64 Jardin Drive, Unit 1B City: Concord Postal Code: L4K 3P3

Land Line: 905-669-4055 Cell Phone 416-618-8116 or 705-331-8367

E-mail: myarranton@klmplanning.com Fax: 905-669-0097
TSchilling@klmplanning.com



Present Designation and Permitted Uses Residential (Development Area 1 and Development Area 2) and Environmental Protection (EP) on Schedule A2, Low Density Residential and Medium Density Residential on Schedule C

Requested Designation and Permitted Uses No change to land use designation.

Modified policy to permit access and servicing through lands to the west and designated EP.

(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

Section 4.3.2.6.3.5 is proposed to be amended as follows: By deleting the last sentence in paragraph (a) and replacing it with the following: "Vehicular access and servicing may occur from the adjacent residential development to the east or may occur from Development Area #2 to the west and through lands designated Environmental Protection as permitted by Section 4.1.3.1 of this Plan. Notwithstanding, for further clarity, vehicular access from Silver Glen Boulevard through the Provincially Significant Wetland is not permitted."

13. Zoning of the Subject Property:

Present Zoning and Density/Height Restrictions

Rural (RU), Environmental Protection (EP), Deferred Development (DR)

Requested Zoning

Rezone lands from EP, RU and DR to EP and Residential. See draft Zoning By-law Amendment and schedule.

(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?

See Planning Justification Report.

15. Present Use of the Subject Property:

Agricultural

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

Unknown (estimated at approximately 40-50 years ago).

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

Existing farming (both crops and cattle) have been continuous on the lands for at least 65 years.

18. Present Use of lands abutting the Subject Property:

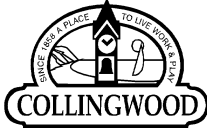
Residential, Environmental Protection, Georgian Trail

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

Rezoning the subject lands to Residential Third Density Exception, Residential Second Density Exception, and Environmental Protection.

20. What is the reason for the proposed amendments?

To permit the development a residential plan of subdivision pursuant to the applicable land use designation in the Town Official Plan, and to place the environmental protection lands into a restrictive zone category to ensure their long-term protection.



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

Residential

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 Planning Justification Report.

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

Georgian Trail abutting southern property line. See Planning Justification Report.

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"/> |
| (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) _____ | [] | [] |
| (H) Expected Water Usage expressed in SDU's | [] | [] |

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?

Yes – swales and ditches

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.)



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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 Planning Justification Report

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 Planning Justification Report

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 to the upper-tier municipality's official plan.

Settlements

See Planning Justification Report

30. An explanation of how the requested amendment is consistent with the policy statements issued under subsection 3 (1) of the Act.

See Planning Justification Report

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.

See Planning Justification Report



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 Huntingwood Trails (Collingwood) Ltd. authorize KLM Planning Partners Inc.

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



(Signature of owner)

DATED at the City of Toronto, this
(City or Town) (which City or Town)
2nd day of August, 2023.

OWNERS AUTHORIZATION FOR ACCESS

I/we, Huntingwood Trails (Collingwood) Ltd., of the City of
(City or Town) _____
Toronto in the _____ 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, Tim Schilling, of the Town of _____ of _____
(City or Town)

New Tecumseth 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 CITY of Vaughan
in the Region of York this 3
day of August, 20 23.

[Signature]
Signature of Owner/Applicant/Agent

[Signature]
Signature of Commissioner

Keith Andrew Kenneth MacKinnon
a Commissioner, etc., Province of Ontario
for KLM Planning Partners Inc.
Expires January 22, 2026

This application continues on the next page.



FILE NO.: D _____ (Municipality Use)

Contact Information:

Project Name: Huntingwood Trails (Collingwood) Ltd.

Registered Owner: Huntingwood Trails (Collingwood) Ltd.

Agent/Contact

Name: Mark Yarranton and Tim Schilling - KLM Planning Partners Inc. - Planning Consultants

Address: Street: 64 Jardin Drive, Unit 1B City: Concord Postal Code: L4K 3P3

Land Line: 905-669-4055 Cell Phone: 416-618-8116 and 705-331-8367

email: myarranton@klmplanning.com Fax: 905-669-0097
TSchilling@klmplanning.com

Solicitor:

Name: Susan Rosenthal, Andrew Valela - Davies Howe LLP

Address: Street: 425 Adelaide Street West City: Toronto Postal Code: M5V 3C1

Land Line: 416-263-4518 Cell Phone: _____

email: susanr@davieshowe.com Fax: _____

Engineer:

Name: Jon Proctor - Crozier and Associates Consulting Engineers

Address: Street: 1 First Street, Suite 200 City: Collingwood Postal Code: L9Y 1A1

Land Line: 705.446.3510 email: _____ Cell Phone: _____

_____ Fax: _____

Landscape Architect:

Name: Mike Hensel - Crozier and Associates Consulting Engineers

Address: Street: 1 First Street, Suite 200 City: Collingwood Postal Code: L9Y 1A1

Land Line: 705.446.3510 Cell Phone: _____

email: _____ Fax: _____

Architect:

Name: Michael C Hannay - MBTW || WAI

Address: Street: 255 Wicksteed Ave., Unit 1A City: Toronto Postal Code: M4H 1G8

Land Line: 416.449.7767 x 229 Cell Phone: 416.449.1803

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 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