



APPLICATION FOR SITE PLAN CONTROL

COMPLETENESS OF THE APPLICATION:

A Site Plan Control application cannot be accepted prior to the mandatory Pre-Consultation meeting as set out in Chapter 363 of the City's Municipal Code.

The plans and studies included within this application must reflect the submission and circulation requirements identified in the Pre-Consultation meeting package.

To ensure the most efficient review of this application, please ensure that all plans are reflective of each other to ensure there are no discrepancies between plans.

If required information and/or the required application fee are not provided, the City will return the application or refuse to further consider the application until the required information and/or fee have been received.

One application form is required for each parcel of land affected, along with the applicable fee as indicated by the City's Tariff of Fees By-law shown below.

IT IS MANDATORY THAT ALL INFORMATION & MATERIAL REQUESTED BE SUBMITTED AS STATED UNDER THE *PLANNING ACT* AS AMENDED

APPLICANT'S CHECKLIST

- | | | |
|--|-----|-------------------------------------|
| Completed application form | Yes | <input checked="" type="checkbox"/> |
| Site plan (to scale) <i>All measurements are to be in metric units only</i> | Yes | <input checked="" type="checkbox"/> |
| Reduced site plan (11x17) <i>All measurements are to be in metric units only</i> | Yes | <input checked="" type="checkbox"/> |
| Other plans/reports as indicated in the application form | Yes | <input checked="" type="checkbox"/> |
| Computer disk containing the complete application (including all plans and reports) | Yes | <input checked="" type="checkbox"/> |
| A cheque or money order (payable to the City of Orillia) for applicable FEE(S)
(as indicated by the City's Tariffs & Fees By-law) | Yes | <input type="checkbox"/> |

Please forward application and cheque to:

City of Orillia, Planning Division
Orillia City Centre
50 Andrew Street South
Orillia, ON L3V 7T5

File Numbers will be issued for all applications and should be used in all communications with the City



APPLICATION FOR SITE PLAN CONTROL

FOR OFFICE USE ONLY

DATE RECEIVED: _____ ROLL NUMBER: _____

DATE APPLICATION DEEMED COMPLETE: _____ INITIAL: _____

APPLICATION FILE NUMBER(S): _____

ARE YOU APPLYING FOR:

- A SITE PLAN
(up to 10 lots/units/POTLs/blocks for residential or up to 500 m² of Gross Floor Area for ICI) (\$3,000.00)
- A SITE PLAN
(11 - 20 lots/units/POTLs/blocks for residential or 501 to 9,999 m² of Gross Floor Area for ICI) (\$5,000.00)
- A SITE PLAN
(More than 20 lots/units/POTLs/blocks for residential 10,000 m² or greater of Gross Floor Area for ICI) (\$6,500.00)
- A SITE PLAN AMENDMENT - MINOR (\$2,000.00)
- A SITE PLAN AMENDMENT - MAJOR - SEE SITE PLAN APPROVAL FEES ABOVE AND INDICATE APPLICABLE FEE \$
- AN UNDERTAKING AGREEMENT (\$1,000.00)
- EACH ADDITIONAL SITE PLAN SUBMISSION SUBSEQUENT TO THE FIRST THREE (\$1,045.00)

1. APPLICANT / AGENT INFORMATION

Place check beside person to whom all correspondence is to be sent.

(An owner's authorization is required in Section 12 if the applicant is not the owner.)

1.1 Name of Applicant: The Corporation of the County of Simcoe
Address: 1110 Highway 26, Midhurst, ON PC. L9X 1N6
Telephone Number: (705) 726 - 9300 Fax Number: (____) ____ - ____
Email Address: brad.spiewak@simcoe.ca

1.2 Name of Owner(s) : _____
(if different from the applicant)
Address: _____ PC. _____
Telephone Number: (____) ____ - ____ Fax Number: (____) ____ - ____
Email Address: _____

2. LOCATION OF THE SUBJECT LAND

2.1 Municipal Street Address: 2 Borland Street East
Concession Number(s): _____ Lot Number(s): see legal description attached
Registered Plan Number: 8 Lot(s)/Block(s): _____
Reference Plan Number: _____ Part Number(s): _____

2.2 Are there any easements or restrictive covenants affecting the Subject Land?

please indicate: YES NO UNKNOWN

If YES, describe the easement or covenant and its effect (provide copy if available)

3. DESCRIPTION OF THE SUBJECT LAND

Frontage: 158.24 m Depth: 400.59 m Area: 37614 m²

Existing Use(s): Institutional (school)

Date land acquired by the current owner: August 30, 2018 Unknown:

Date existing buildings/structures were constructed: vacant Unknown:

Date the existing uses on the Subject Land commenced: vacant Unknown:

Proposed Use(s): Residential mixed use

A Site Plan **MUST BE** included showing the number, type, use(s), height, floor area and distances from all lot lines for all buildings/structures currently on and proposed to be placed on the Subject Land.

4. SITE PLAN DRAWING REQUIREMENTS

Required information as applicable:

- Drawing to be to scale using Metric Units
- Legend including:
 - Key plan;
 - Project name and municipal address;
 - Legal Description;
 - Ownership name;
 - Drawing title, revision number and issue date;
- Zoning Matrix including:
 - Current zoning;
 - Total lot area, frontage, lot coverage and landscaped open space;
 - Minimum yards and proposed setbacks;
 - Gross floor area (by proposed use if applicable);
 - Number of units (if residential);
 - Total number of parking spaces;
 - Building height;
- Limits of proposed work (phasing limits) if applicable;
- Proposed road widenings;
- Sight triangles;
- Existing 0.3 metre reserves;
- Dimensioned driveway entrances and widths as per OPSD 350.010 (see attached);
- Dimensioned parking spaces and locations (regular, parallel, visitor and accessible);
- Dimensioned aisle widths;
- On-site traffic and parking signage;
- Identification of one-way or two-way traffic;
- Identification of main (principal) entrance and nearest hydrant or distance to nearest hydrant and proposed Siamese connection locations on the building;
- Asphalt paving and base specifications for both light and heavy duty asphalt;
- Proposed curbing;
- Specifications for sidewalks and walkways;
- Proposed boulevard treatment;

- Identification of proposed fire routes in accordance with Ontario Building Code, Section 3.2.5.6 (see attached) and fire route signage;
- Refuse vehicle access and garbage enclosures;
- Adjacent traffic islands, utility poles, transformers, fire hydrants and sidewalks (as applicable);
- Watercourse, swales, culverts, retaining walls, embankments, catch basins, utilities, and other features on or adjacent to the site;
- Existing or proposed easements and identification of whom they are in favour of;
- Location of outdoor light fixtures;
- Location of man doors and loading doors;
- Snow storage areas;
- Location of proposed commercial signage; and
- Location of privacy fencing.

5. LANDSCAPING PLANS

In addition to the items listed above, the following must also be included to constitute a Landscape Plan:

- The location, size, species and condition of existing trees and shrubs;
- Identification of existing trees to be preserved, removed, or replanted, including those on the municipal right-of-way;
- Proposed landscaped areas and treatment such as berming, planting, sodding and walkways;
- A plant list stating botanical and common name, height, calliper and quantity of proposed plantings;
- Coded plant locations;
- Typical planting specifications, amenity space details, if applicable;
- Site furniture and amenities;
- Labelled sodded areas;
- Details of all proposed fencing and/or retaining walls;
- Details of any proposed tree protection measures; and
- Snow load areas and building access locations.

6. SITE SERVICING AND STORMWATER MANAGEMENT PLANS

Contact the City of Orillia's Manager of Engineering & Transportation at 705-325-2211 for design standards.

7. ELEVATION PLANS

Elevations Plans must be submitted illustrating all sides of the proposed building and must contain the following information:

- The compass direction of each façade and drawing scale;
- All exterior building materials;
- The height and number of floors of each building;
- The location of all wall mounted signage and lighting; and
- The location of roof-top mechanical equipment including roof-top flow control devices, if required, and details of the proposed screening.

9. APPLICANT'S CONSENT AND AUTHORIZATIONS:

APPLICANT'S CONSENT (FREEDOM OF INFORMATION)

In accordance with the provisions of the *Planning Act*, it is the policy of the Development Services and Engineering Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I George Cornell, Warden and I, John Daly, County Clerk, the applicant, hereby acknowledge the above noted and provide my consent in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act* that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

AUTHORIZATION FOR SITE INSPECTION BY CITY COUNCIL, COMMITTEE OF ADJUSTMENT, AND/OR CITY STAFF

I acknowledge that Council Members, Committee of Adjustment members, and/or City staff may conduct site inspections of my lands. By submitting this application I am hereby authorizing the members of City Council, Committee of Adjustment, and/or City staff to access my lands for the purposes of conducting the required site inspections for the limited purpose of evaluating the merits of this application. I understand that, if access to the property is by water, the consideration of the application may be delayed during the winter until such time as safe access can be obtained to the lands.

AUTHORIZATIONS

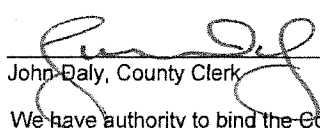
If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included or the authorization set out below must be completed by the owner.

I, NA, am the owner of the land that is the subject of this application and I authorize N/A to make this application on my behalf and to provide any of my personal information that will be included in this application or collected during the processing of the application.

Nov 10, 2020
Date

THE CORPORATION OF THE COUNTY OF SIMCOE


George Cornell, Warden


John Daly, County Clerk

We have authority to bind the Corporation

10. AFFIDAVIT OR SWORN DECLARATION

IN THE MATTER OF 2 Borland Street in the City of Orillia, as part of the County of Simcoe, hereinafter referred to as "the property".

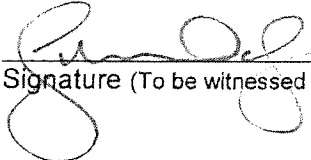
I, John Daly, of the City of Barrie,

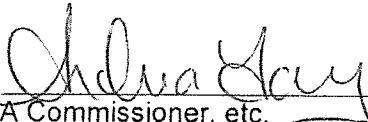
DO SOLEMNLY AFFIRM AND DECLARE THAT:

I make this solemn declaration conscientiously believing it to be true and knowing it is of the same force and effect as if made under oath.

AND that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of the application is true. I further acknowledge and agree that I am responsible for payment of any application fees or costs incurred by the City for legal or consulting services related to the processing or approval of this Application.

DECLARED before me at the City of Orillia, in the County of Simcoe, in the Province of Ontario on this 10 day of Nov, 2020.


Signature (To be witnessed by Commissioner, etc.)


A Commissioner, etc.
Andrea Fay, Deputy Clerk
A Commissioner, etc.,....
for the Corporation of the
County of Simcoe

NOTE: This is a sworn (affirmed) affidavit of the deponent only. No investigation has been conducted by this authority to confirm or verify the above sworn information. THE CRIMINAL CODE OF CANADA states under Section 131, 132 or by summary conviction Section 134 that: any person providing a false statement under oath or solemn affirmation by affidavit is guilty of an indictable offence and liable to a term of imprisonment not exceeding fourteen years.

Site Plan Application at 2 Borland Street, Orillia

Section 2.1

PART LOTS 1,2,3 & LOTS 4,5 SOUTH SIDE NORTH STREET; LOTS 1,2,3,4,5 NORTH SIDE CEDAR STREET; LOTS 1,2, 3 & PART LOTS 4,5 SOUTH SIDE CEDAR STREET EXCEPT PART 9 51R41701; LOTS 1,2,3 & PART LOTS 4,5 NORTH SIDE BORLAND STREET; PART CEDAR STREET CLOSED BY BY-LAW 1107 AS IN ORI120688 PLAN 8; SAVE & EXCEPT PARTS 4, 5 & 6 51R41701 SUBJECT TO AN EASEMENT IN GROSS OVER PT 1 51R41701 AS IN SC621130 CITY OF ORILLIA