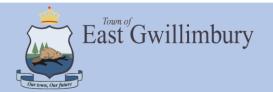


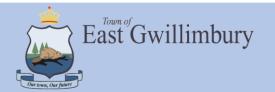


Owner/ Applicant Louie Loberti (Costco Wholesale) and Da					Darryl B	ird/ Kat	e Martin	(WSP)		Checklist Status:			
Proposal			The proposed deve Retail facility into a		Department: Checklist completed:								
			ations Parking will be		Planning								
			lls, 13 accessible spo	ots, and	15 park	ing spo	ts for de	livery tr	ucks.	Building			
Propert	y Address	18182 Yong	ge Street							Engineering 🗵			
Applica	tion(s)	OPA ZBA SUB			CD	M	SP		COA	Parks 🗵			
Require	ed .									Fire 🖂			
Culomi	icaion Dos	wirement			ODA	7D.A	CUD	ODM		Legal 🖂			
Submission Requirements			OPA	ZBA	SUB	CDM	SP	Ec Dev					
	Planning J	anning Justification Report								By-law			
	Draft OPA	PA Documents						П		General Notes:			
		A By-laws an of Subdivision an of Condominium								All fees are payable based upon the			
4.0	Draft ZBA							Ш		rate in the fee schedule by-law in effect on the date the application is			
5	Draft Plan									received. Please see the fee by-law for Planning, Engineering and Parks for details. http://www.eastgwillimbury.ca/Services/ User Fees and Charges.htm • Please consult with the external			
Matters	Draft Plan												
	Site Plan								\boxtimes				
ing	Phasing Pl												
nn	Thinking G	Green Desig	n Standard							agencies directly for their related fee	s.		
Planning	Legal Surv	vey Plan							\boxtimes	The Town does not collect external agency fees.			
	Communit	ty Design P	lan							• If applicable, additional fees may be required for peer reviewed studies.			
	Legal Surv	еу							\boxtimes				
	Property [Deed							\boxtimes				
	,												



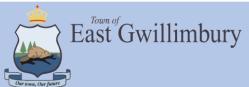


Subn	nission Requirements	OPA	ZBA	SUB	CDM	SP	Notes
	Urban Design Guidelines						
	Architectural Control Guidelines						
	Elevation Plans (Colour)					\boxtimes	
	Floor Plans					\boxtimes	
Matters	Exterior Building Material and Colour Samples						
n Mat	Sun-shadow Analysis (6 storeys or greater)						
Design	Lighting Plan						
De	Streetscape Plan						
Urban	Colour Rendered Perspective Drawings						
Ur	Landscape and Open Space Plan and Details						
	Landscape Cost Estimate						
	Pedestrian and Bicycle Circulation Plan						
	Signage Design						
	Parking lot/ Drive Thru Plan						





Subn	nission Requirements	OPA	ZBA	SUB	CDM	SP	Notes
	Master Environmental Servicing Plan						
	Stormwater Management Report						
	Functional Servicing Report						
ure	Site Servicing and Grading Plan						Grading plan will only need to include areas to be disturbed (shore power building, parking lot islands etc.)
uct	Drainage Plan						
str	Erosion and Sediment Control Plan					\boxtimes	
and Infrastructure	Slope Stability and Erosion Report						
	Geotechnical / Soils Report						
	Septic System Design Report						
ing	Waste Management Plan						
eer	Traffic Impact Study						
Engineering	Transportation Demand Management						Parking lot usage analysis to justify reduction of spaces to use for the truck compound. Internal truck circulation
	Noise and Vibration Study						
	Construction Management Plan					\boxtimes	
	Cost Estimate					\boxtimes	



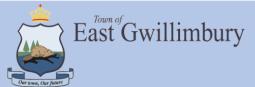
Plan

Water Budget and Conservation Study

Pre-Consultation Checklist September 12, 2024



	Fill Management Plan						
	Site Remediation Plan						
Subn	nission Requirements	OPA	ZBA	SUB	CDM	SP	Notes
	Natural Heritage Evaluation						
	Vegetation Protection, Enhancement and Restoration Plan						
်ပ	Fish Habitat Assessment						
	Hydrogeological Evaluation						
Matters	Watershed/Sub-watershed Study						
	Approved Top of Bank Demarcation Mapping						
ent	Floodplain Study						
nvironmental	Source Water Impact and Mitigation Plan / Risk Management Plan						
Envi	Woodland Preservation & Management Plan						
	Tree Inventory and Arborist Report						
	Tree Preservation and Compensation						



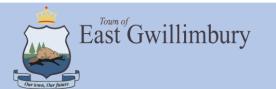


	Phase 1 and 2 Environmental Site Assessment						
	Record of Site Condition						
Subn	nission Requirements	OPA	ZBA	SUB	CDM	SP	Notes
ıral &	Stage 1 Archaeological Assessment and subsequent phases if required						
Agricultural	Cultural Heritage Resource Assessment / Impact Study						
te, A ers	Aggregate Resource Analysis						
age, Aggregate, A Building Matters	Aggregate Restoration/Rehabilitation Plan						
	Agricultural Impact Study						
Cultural Heritage, Buil	Min. Distance Separation Analysis						
al He	Nutrient Management Plan						
ltura	OBC Building Matrix					\boxtimes	
Cu	Accessibility Matrix						
Subn	nission Requirements	OPA	ZBA	SUB	CDM	SP	Notes
Othe	Financial Impact Analysis						
Ot,	Affordable Housing Study						





	Our town, Our future	4							No. of Contract of	
	Retail Market Impact Study									
	Regional Impact Analysis									
	Air Emissions Study									
Submission Requirements			A ZBA	SUB	CDM	SP		Notes		
တ္	Application Forms						X			
Item	Copy of the Pre-Consultation Checklist						$\overline{\times}$			
trative	Digital Copy of all required Plans and Reports						\times			
Administrative Items	Other information as identified at the Development Review Committee meeting									
Agencies to be Contacted by Applicant										
Region of York (Planning, Water Resources, Forestry)		Ent	Enbridge Gas					Ministry of Municipal Affairs and Housing		
LSRCA		Ind	Industry Canada				Min	nistry of Transportation		
Region of Durham		YR	YRT/VIVA					inistry of Environmental & Climate		
County of Simcoe			nada Post				Min	nistry of Culture		





Town of Georgina	Hydro One	Ministry of Natural Resources	
Township of King	School Boards		

Other Department / Agencies Comments

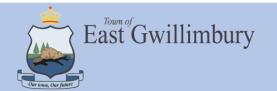
Planning Department:

- Please include Front Yard Setback on Site Plan
- Please include the width and length of all Parking Spaces on the Site Plan (including angled parking spaces)
- Please include Parking Area Setback from the Building
- Please include the width of the Parking Aisles
- Please include the width of access ramps/ driveway accessing a parking area
- Please include the width and length of all accessible Parking Spaces on the Site Plan
- A Basic Site Plan Approval is required for this proposal
- An Amendment to an executed Site Plan Agreement is required for this proposal

Engineering:

Please be advised all engineering submissions will be peer reviewed by the Town's peer review consultant and all associated costs (plus 10% administration) will be recovered from the applicant in accordance with the Town's Fees and Charges Bylaw. Please provide a contact for peer review invoicing including the following with your first submission:

- Name
- Company Name
- Mailing Address
- Email Address





The proposed gated compound is over top of a Town easement for servicing (storm and Sanitary). The Town may at times require access to this area to perform maintenance on the services located under the parking lot. The Sanitary and Storm Manholes located at the West side of the property will need to be protected with Bollards.

By-Law:

• Sign changes comply with the Town's Sign By-Law

Fire and Emergency Services

- Private hydrant not to be obstructed.
- Access route to remain unobstructed.

Buildings Branch

- A building permit will be required for the alterations within the existing building
- A permit is also required for the shore power building

York Region

• A copy of the site plan will be required as part of the formal site plan application.