



Owner/ Applicant	Louie Loberti (Costco Wholesale) and Darryl Bird/ Kate Martin (WSP)					
Proposal	DRC.24.29: The proposed development is a conversion of the existing Costco Wholesale Retail facility into a business centre to support existing Costco retail operations Parking will be revised on site to provide a total of 585 parking stalls, 13 accessible spots, and 15 parking spots for delivery trucks.					
Property Address	18182 Yonge Street					
Application(s) Required	OPA	ZBA	SUB	CDM	SP	COA
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Submission Requirements		OPA	ZBA	SUB	CDM	SP
Planning Matters	Planning Justification Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Draft OPA Documents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Draft ZBA By-laws	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Draft Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Draft Plan of Condominium	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Site Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thinking Green Design Standard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Legal Survey Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Community Design Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Legal Survey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Property Deed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Checklist Status:

Department:	Checklist completed:
Planning	<input checked="" type="checkbox"/>
Building	<input checked="" type="checkbox"/>
Engineering	<input checked="" type="checkbox"/>
Parks	<input checked="" type="checkbox"/>
Fire	<input checked="" type="checkbox"/>
Finance	<input checked="" type="checkbox"/>
Legal	<input checked="" type="checkbox"/>
Ec Dev	<input checked="" type="checkbox"/>
By-law	<input checked="" type="checkbox"/>

General Notes:

- All fees are payable based upon the rate in the fee schedule by-law in effect on the date the application is 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 agencies directly for their related fees. The Town does not collect external agency fees.
- If applicable, additional fees may be required for peer reviewed studies.



Submission Requirements		OPA	ZBA	SUB	CDM	SP	Notes
Urban Design Matters	Urban Design Guidelines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Architectural Control Guidelines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Elevation Plans (Colour)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Floor Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Exterior Building Material and Colour Samples	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Sun-shadow Analysis (6 storeys or greater)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Lighting Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Streetscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Colour Rendered Perspective Drawings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Landscape and Open Space Plan and Details	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Landscape Cost Estimate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Pedestrian and Bicycle Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Signage Design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Parking lot/ Drive Thru Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



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



Fill Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Site Remediation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Submission Requirements		OPA	ZBA	SUB	CDM	SP	Notes
Environmental Matters	Natural Heritage Evaluation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Vegetation Protection, Enhancement and Restoration Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Fish Habitat Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Hydrogeological Evaluation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Watershed/Sub-watershed Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Approved Top of Bank Demarcation Mapping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Floodplain Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Source Water Impact and Mitigation Plan / Risk Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Woodland Preservation & Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Tree Inventory and Arborist Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Tree Preservation and Compensation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water Budget and Conservation Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		



Phase 1 and 2 Environmental Site Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Record of Site Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Submission Requirements		OPA	ZBA	SUB	CDM	SP	Notes
Cultural Heritage, Aggregate, Agricultural & Building Matters	Stage 1 Archaeological Assessment and subsequent phases if required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Cultural Heritage Resource Assessment / Impact Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Aggregate Resource Analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Aggregate Restoration/Rehabilitation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Agricultural Impact Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Min. Distance Separation Analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Nutrient Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	OBC Building Matrix	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Accessibility Matrix	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Submission Requirements		OPA	ZBA	SUB	CDM	SP	Notes
Other	Financial Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Affordable Housing Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Retail Market Impact Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Regional Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Air Emissions Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Submission Requirements		OPA	ZBA	SUB	CDM	SP	Notes
Administrative Items	Application Forms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Copy of the Pre-Consultation Checklist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Digital Copy of all required Plans and Reports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Other information as identified at the Development Review Committee meeting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Agencies to be Contacted by Applicant

Region of York (Planning, Water Resources, Forestry)	<input checked="" type="checkbox"/>	Enbridge Gas	<input type="checkbox"/>	Ministry of Municipal Affairs and Housing	<input type="checkbox"/>
LSRCA	<input type="checkbox"/>	Industry Canada	<input type="checkbox"/>	Ministry of Transportation	<input type="checkbox"/>
Region of Durham	<input type="checkbox"/>	YRT/VIVA	<input type="checkbox"/>	Ministry of Environmental & Climate Change	<input type="checkbox"/>
County of Simcoe	<input type="checkbox"/>	Canada Post	<input type="checkbox"/>	Ministry of Culture	<input type="checkbox"/>



Town of Georgina	<input type="checkbox"/>	Hydro One	<input type="checkbox"/>	Ministry of Natural Resources	<input type="checkbox"/>
Township of King	<input type="checkbox"/>	School Boards	<input type="checkbox"/>		<input type="checkbox"/>

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.