



LOFT PLANNING

P.O. Box 246, STN MAIN
Collingwood, Ontario
L9Y 3Z5

705.446.1168
kristine@loftplanning.com
loftplanning.com

December 20, 2022

Mr. Justin Teakle, BES MCIP RPP
Community Planner
P.O. Box 157
97 Hurontario Street
Collingwood, Ontario
L9Y 3Z5

Dear Mr. Teakle:

RE: Planning Justification Letter (Site Plan Approval)
Municipal Address: 140 Mountain Road, Town of Collingwood
Legal Address: PT N 1/2 LT 44 CON 10 NOTTAWASAGA, PT 2 PL 51R38668, TOWN OF COLLINGWOOD
Roll #: 433105000219415
Our File: MIL.54221 (2596482 Ontario Ltd.)

1.0 INTRODUCTION

We have been retained by 2596482 Ontario Limited, owner of 140 Mountain Road, to act as planners related to a Site Plan Approval application. The proposal is to develop an industrial complex with a proposed building area of 6821 sqm and an additional 1771 sqm of Mezzanine space on the subject lands. The proposed building will contain thirty-six (36) units with manufacturing and custom warehousing space. This Planning Justification Letter is being submitted as part of a complete application for Site Plan Approval.

2.0 LOCATION

The lands are municipally known as 140 Mountain Road, Town of Collingwood, and legally described as PT N 1/2 LT 44 CON 10 NOTTAWASAGA, PT 2 PL 51R38668, TOWN OF COLLINGWOOD. The lands are located on the south side of Mountain Road in the Town of Collingwood.

3.0 SITE DESCRIPTION & SURROUNDING USES

The subject lands have a lot area of 2.169 ha (20,169 sqm) and a lot frontage of 59.8 m on Mountain Road (Figure 1 – Subject Lands). Access to the site is from Mountain Road. The lands are a well-treed vacant property located in an industrial area, west of downtown Collingwood. The lands are



LOFT PLANNING

P.O. Box 246, STN MAIN
Collingwood, Ontario
L9Y 3Z5

705.446.1168
kristine@loftplanning.com
loftplanning.com

designated Industrial Park in the Town of Collingwood Official Plan, and zoned Industrial (M5) in the Town of Collingwood Zoning By-law 2010-040. The lands are located within the regulation area of the Nottawasaga Valley Conservation Authority and are adjacent to the Black Ash Creek watercourse. The lands can be described as industrial to the north, industrial and commercial to the east, industrial and residential to the south, and a mix of industrial and recreation (golf course) to the west.

4.0 DESCRIPTION OF PROPOSAL

The Applicant proposes to develop an industrial complex with 36 separate units on the subject lands (Figure 2 – Site Plan). It is expected that the proposed use will be a mix of manufacturing and custom warehousing space.

4.2 SITE PLAN AND BUILDING DESIGN

A site plan was prepared by Tatham Engineering that identifies key site features including parking and loading space, site access, and amenity space. Tatham Engineering has also prepared an Urban Design Report that provides further detail related to the proposed buildings' conformity to the Urban Design Manual for the Town of Collingwood. The report has been included as part of the submission.

Waddell Engineering has prepared the architectural drawings. The drawings include floor plan details, elevations and a rendering of the proposed building. The exterior of the building will comprise of a mix of dark grey metal cladding, metal cladding, black aluminum windows, black aluminum door and frame, and a portwood red fin wall and roof overhang. The proposed complex will have a building area of 6821 sqm and additional mezzanine space of 1771 sqm.

4.1 PARKING

The Town of Collingwood Zoning By-law 2010-040, provides parking requirements based on different types of industrial uses. Due to the nature of the proposed development being an industrial complex where the end user is not yet known. Parking calculations are provided for a range of potential uses.

Parking requirements were formulated on two sets of calculations:

- MAIN FLOOR AREA AND MEZZANINE AREA, GFA – 8596.9 SQM
 - o WAREHOUSE/MAUFACTURING AREA: 5940.4 SQM - 60 SPACES (1 SPACE PER 100 SQM GFA)
 - o OFFICE/OTHER USES AREA: 2656.5 SQM = 80 SPACES (3 SPACES PER 100 SQM GFA)



LOFT PLANNING

P.O. Box 246, STN MAIN
Collingwood, Ontario
L9Y 3Z5

705.446.1168
kristine@loftplanning.com
loftplanning.com

The proposed development provides 140 typical parking spaces (2.8 m x 6.0 m) including 4 AODA Barrier Free spaces, resulting in a total of 140 parking spaces. Meeting the requirements of the Zoning By-law. Based on the GFA proposed, the development also provides 2 loading spaces and 10% of the car parking as bicycle parking, as required.

4.2 LANDSCAPE PLAN AND TREE PRESERVATION PLAN

JD Bell Associates Limited has prepared a Landscape Plan and Tree Preservation Plan for the proposed development. The Landscape Plan includes deciduous tree plantings along the east and west perimeter of the site, as well as a chain link fence along the entire perimeter of the subject lands. The Landscape Plan also includes coniferous tree plantings, shrubs, perennials, ornamental grasses, and sod plantings throughout the subject lands. Concrete walkways are also provided throughout the site. The Landscape Plan also identifies the two amenity areas of 82.5 sqm each, trail connectivity, bike racks and staff sitting area. Trail connections have been provided to the south of the property, providing connection to the Taylor Creek trail system.

The Tree Preservation Plan identifies the areas of the subject lands where tree groupings will be removed and preserved. It also provides a Tree Inventory and a list of vegetation communities. The total area to be cleared of trees is 19,369 sqm and the total area of tree preservation is 800 sqm.

5.0 PLANNING ANALYSIS

A review of planning documents was undertaken to determine compliance of the Applications to the Planning Act and the provincial and municipal planning documents. A review of the applications in light of the planning documents made the following conclusions.

- 1. The Application Has Regard for Matters of Provincial Interest (Section 2 of the Planning Act, 1990).** The proposed application for an industrial complex is located in an appropriate area for industrial development, on full municipal services, on an arterial road, and contributes to a range of employment opportunities for the Town.
- 2. The Application is in the Public Interest.** The application for an industrial complex is not anticipated to negatively impact the environmental protection lands adjacent to the site and is sufficiently set back from adjacent residential uses.
- 3. The Application is Consistent with the Provincial Policy Statement 2020.** The proposed development is consistent with the policies that apply to Employment areas, wise use and management of resources, and protecting public health and safety.



P.O. Box 246, STN MAIN
Collingwood, Ontario
L9Y 3Z5

705.446.1168
kristine@loftplanning.com
loftplanning.com

LOFT PLANNING

4. **The Application Conforms to the County of Simcoe Official Plan, and the Town of Collingwood Official Plan.** The proposed application conforms to the policies that guide land use and development on industrial lands.
5. **The Proposed Development Complies with the Zone Standards of the Zoning By-law.** The proposed application complies with the Industrial zone standards of the Town of Collingwood Zoning By-law 2010-040.

A detailed review of the applicable planning documents is provided in the following sections.

5.1 PLANNING ACT

The Planning Act must be considered when reviewing development applications. In consideration of the proposed Site Plan Approval, Sections 2 (Provincial Interest), and 3 (Provincial Plans) of the Planning Act apply.

- **Section 2 – Matters of Provincial Interest**

Planning applications must have regard for “Provincial Interest” under Section 2 which includes:

- *Protection of ecological systems, including natural areas and functions,*
- *The supply, efficient use, and conservation of energy and water;*
- *Efficient use of transportation, sewage and water systems, and waste management,*
- *The minimization of waste,*
- *Protection of health and safety,*
- *Provision of employment opportunities, and*
- *Appropriate location of development.*

The proposed industrial development has regard for Provincial Interest. The Application is for an industrial complex with 36 units, that will be available for various industrial uses, primarily concerning manufacturing and custom warehouse uses. An Environmental Impact Study was conducted by Roots Environmental in August 2021 and concluded that no negative impacts to the natural heritage features or related ecological functions on adjacent lands are anticipated, provided the development occurs in accordance with the proposed plans and maintains the recommendations in the EIS.



LOFT PLANNING

P.O. Box 246, STN MAIN
Collingwood, Ontario
L9Y 3Z5

705.446.1168
kristine@loftplanning.com
loftplanning.com

The site is serviced by municipal water and sewer and is located in close proximity to local and regional public transit routes, as well as two multi-use trails being the Mountain Road Trail and Taylor Creek trail. The proposal for an industrial complex with 36-units, in an industrialized area of Town, is an appropriate location for the proposed development. Each unit has the potential to be used by a different industry, creating employment opportunities and attracting industrial uses to the Town, and contributing to the overall industrial user sector of the local economy.

- **Section 3 – Consistency and Conformity to Provincial Plans and Statements**

Planning decisions must be consistent with relevant provincial policy statements and provincial plans. The Provincial Policy Statement (PPS) 2020 applies to the Applications and is addressed in the following section.

Conclusion: The proposed applications meet the requirements of the Planning Act

5.2 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest in regard to land use planning and development within Ontario. Growth and development are focused in settlement areas.

Section 1.3.2 provides policies that guide policies that protect and preserve employment areas in municipalities, Section 2.0 provides policies for the protection of natural heritage features and systems, and Section 3.0 includes policies that protect health and safety. Policies in all three sections must be considered when reviewing planning applications.

- **Section 1.3.2 – Employment Areas**

Section 1.3.2 requires that employment areas be protected for current and future uses, and that the necessary infrastructure is provided to support employment areas. Employment areas include industrial and manufacturing uses. This section requires that adequate separation is maintained between industrial uses and sensitive land uses, including residential areas. The section also provides that an adequate transition or buffer is provided between employment areas and non-employment areas.

The proposed development is located in an appropriate area, surrounded by industrial uses. The residential areas that are in proximity to the subject lands are sufficiently separated, and it is not anticipated that the proposed development will pose a negative impact to the surrounding residential neighbourhoods. The proposed development contributes to the availability of industrial space in the Town and to the industrial sector as a whole.

- **Section 2.0 – Wise Use and Management of Resources**



P.O. Box 246, STN MAIN
Collingwood, Ontario
L9Y 3Z5

705.446.1168
kristine@loftplanning.com
loftplanning.com

LOFT PLANNING

Section 2.1 requires that natural features and areas be protected for the long term. Development and site alteration are not permitted on natural heritage features and site alteration and development are not permitted on lands adjacent to natural heritage features unless it has been demonstrated no negative impact on ecological features or their functions.

An EIS conducted by Roots Environmental determined that provided the proposed development follows the mitigation measures and recommendations contained in the report, it can proceed without any anticipated negative environmental impacts.

- **Section 3.0 – Protecting Public Health and Safety**

This section of the PPS directs development away from areas of natural or human-made hazards. The subject lands do not contain any hazard lands on them but are adjacent to Environmental Protection lands associated with Black Ash Creek. An EIS conducted by Roots Environmental provided several mitigation recommendations for the development to ensure that development can proceed without negative impacts on the natural environment on or adjacent to the subject lands.

Conclusion: Consistency with the Provincial Policy Statement has been demonstrated.

5.3 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

Section 2 of the Growth Plan for the Greater Golden Horseshoe promotes the protection of employment areas within settlement areas, like the Town of Collingwood. S.2.2.5 of the Growth Plan promotes economic development by encouraging the efficient use of underutilized or vacant employment lands. The Growth Plan encourages development in employment areas to have minimal parking and utilize active transportation networks and transit-supportive built form, as well as be located away from residential uses or other sensitive land uses.

The application supports the policies of the Growth Plan by accommodating employment area growth in a recognized industrial area on vacant industrial lands. The proposed industrial complex will provide various industrial uses on the subject lands. The lands are located on an arterial road, in proximity to local and regional public transit routes, and have connections to two multi-use trails being the Mountain Road trail to the north and the Taylor Creek trail to the south. There is existing residential development to the south of the subject lands. However, these areas are sufficiently setback, approximately 320 m, and there is an adequate buffer between the proposed industrial use and the residential lands.

Conclusion: Conformity to the Growth Plan for the Greater Golden Horseshoe has been demonstrated.

5.4 COUNTY OF SIMCOE OFFICIAL PLAN



P.O. Box 246, STN MAIN
Collingwood, Ontario
L9Y 3Z5

705.446.1168
kristine@loftplanning.com
loftplanning.com

LOFT PLANNING

The subject lands are designated as a Settlement Area in the County of Simcoe Official Plan. Section 3 of the Official plan directs growth and development to settlement areas within the County. The County Plan emphasizes compact urban form with efficient use of land and services, and minimal land consumption and servicing costs. Settlement areas are areas identified as the focus of population and employment growth. S.3.5.7 provides that industrial lands shall be developed within the settlement area boundaries.

The proposed development is located on lands designated as Settlement Area of the Town of Collingwood. The proposed industrial complex will be located on an arterial road in a built-up industrial area and is located on full municipal services. These are long standing vacant industrial lands, that will now be developed for flexible industrial purposes.

OPA#7 Table A identifies the Town of Collingwood as a Category 1 – Primary Settlement Area. Table C contains the forecasted employment growth for 2051. The Town of Collingwood is identified to have an employment forecast of 18,540, representing a 6,280 increase from 2021 to 2051. OPA#7 Table E identifies a density target of 55 residents and jobs combined per hectare for the Town of Collingwood.

The proposed industrial complex will assist the Town in achieving intensification and density targets as established by OPA#7 and will provide additional employment opportunities to meet the forecasted employment growth.

Conclusion: Conformity to the County of Simcoe Official Plan has been demonstrated.

5.5 TOWN OF COLLIGNWOOD OFFICIAL PLAN

The subject lands are designated as Industrial Park in the Town of Collingwood Official Plan (Figure 3 – Official Plan Schedule A). The Sections that guide land use development for Industrial lands are Section 4.5 Industrial and Section 4.5.3.8 Industrial Park (OPA#11).

The Industrial land use designation is intended to provide space for industrial land to meet the projected needs of the community, to ensure that industrial land is located in an area close to major roadways and transportation corridors, to ensure minimal land compatibility issues with adjacent residential areas, and to attract high-tech industrial development in the Collingwood area.

The proposed development creates an opportunity for a range of industrial uses to operate within the proposed building, providing employment opportunities and meeting the projected need for future industrial activities in the Town. The proposed development is located in a municipally designated industrial area, that is surrounded by industrial uses, is located on an arterial road, and is on full municipal services. The proposed development contributes to the diversification and expansion of the Town's industrial base and is located appropriately for this kind of development.



P.O. Box 246, STN MAIN
Collingwood, Ontario
L9Y 3Z5

705.446.1168
kristine@loftplanning.com
loftplanning.com

LOFT PLANNING

The Industrial Park land designation includes area of light industrial activity, where the primary use includes large attractive enclosed manufacturing operations, prestige industrial and office-based uses. Permitted uses included in the Industrial Park designation include the following:

- *Manufacturing*
- *Processing and/or assembling operations,*
- *Concealed storage and warehousing facilities,*
- *Research and development facilities,*
- *Corporate administration offices,*
- *Business offices and assembly halls.*

Policies related to the Industrial Park are subject to high design standards, including landscaping, campus-design format, shared parking and loading and access facilities.

The proposed development meets the permitted uses and design standards as outlined in the Official Plan. The proposed industrial complex contains 36 units which are intended to be used within the range of permitted uses. The design of the industrial complex is in accordance with the policies in this Section, as well as the Zoning By-law, and the Town of Collingwood Urban Design Manual. The site design includes landscape buffers along the perimeters of the development, amenity spaces, connection to a multi-use trail system, as well as sufficient parking, loading, and access facilities for each of the 36 units.

Conclusion: Conformity to the Town of Collingwood Official Plan has been demonstrated.

5.6 TOWN OF COLLINGWOOD ZONING BY-LAW 2010-040

The subject lands are zoned Industrial (M5) in the Town of Collingwood Zoning By-law 2010-040 (Figure 4 – Zoning By-law Schedule A). Permitted uses within the Industrial (M5) zone include a range of industrial uses. The proposed industrial complex will maintain the permitted uses as identified in the Zoning By-law.

The table below outlines the zone provisions contained in Section 8.3 Table 8.3.1.1 of the Zoning By-law.

Industrial (M5)	Required	Proposed
Minimum Lot Area	2,000 sqm	20,169 sqm



P.O. Box 246, STN MAIN
Collingwood, Ontario
L9Y 3Z5

705.446.1168
kristine@loftplanning.com
loftplanning.com

LOFT PLANNING

Minimum Lot Frontage	30 m	59.8 m
Minimum Front Yard	12 m	12 m
Minimum Interior Side Yard	6 m	6 m
Minimum Rear Yard	7.5 m	167.3 m
Maximum Height	15 m	12.67 m
Maximum Lot Coverage	50%	32.6%
Minimum Landscaped Open Space	15%	33.2%

As shown in the table above, the proposed development meets the zone provisions as established in the Zoning By-law. The proposed development complies with the Town of Collingwood Zoning By-law 2010-040.

6.0 CONCLUSION

This Planning Letter has been prepared in support of a Site Plan Approval application to develop an industrial complex on the subject lands. The Application is in keeping with the Planning Act RSO 1990, is consistent with the Provincial Policy Statement, 2020, and conforms to the Growth Plan, the County of Simcoe, and Town of Collingwood Official Plan. The Application complies with the Town of Collingwood Zoning By-law. Furthermore, it is our opinion that the applications represent good land use planning.

Respectfully Submitted,
LOFT PLANNING INC.

Kristine A. Loft, MCIP RPP
Principal



LOFT PLANNING

Figure 1 – Subject Lands

Figure 2 – Site Plan and Landscape Plan

Figure 3 – Official Plan Schedule A

Figure 4 – Zoning Schedule A

P.O. Box 246, STN MAIN
Collingwood, Ontario
L9Y 3Z5

705.446.1168
kristine@loftplanning.com
loftplanning.com



Figure 1
Subject Lands
140 Mountain Road
Town of Collingwood
December, 2022

 Subject Lands



LOFT PLANNING

0 50 100 150m

SITE STATISTICS

MUNICIPAL ADDRESS: 140 MOUNTAIN ROAD

ZONING PROVISIONS (ZONE M5 - INDUSTRIAL)

	REQUIRED	PROVIDED
MINIMUM LOT AREA	2,000 m ²	20,169m ²
MINIMUM LOT FRONTAGE	30.0m	59.8m
MINIMUM FRONT YARD	12.0m	22.1m
MINIMUM REAR YARD	7.5m	38.2m
MINIMUM INTERIOR SIDE YARD	6.0m	19.2m
MINIMUM EXTERIOR SIDE YARD	12.0m	N/A
MAXIMUM BUILDING HEIGHT	15.0m	12.67m
MAXIMUM LOT COVERAGE	50%	32.6%
LANDSCAPED AREA		33.2%

PARKING SPACE REQUIREMENTS AS PER TOWN OF COLLINGWOOD ZONING BY-LAW
 CALCULATIONS INCLUDE MAIN FLOOR AREA AND MEZZANINE AREA, GFA = 8,596.9 m²
 ESTIMATED WAREHOUSE/MANUFACTURING AREA: 5,940.4 m² = 60 SPACES (1 SPACE PER 100 m² GFA)
 ESTIMATED OFFICE / OTHER USES AREA: 2,656.5 m² = 80 SPACES (3 SPACES PER 100 m² GFA)
 PROVIDED: 140 SPACES (2.8m x 6.0m MIN.)

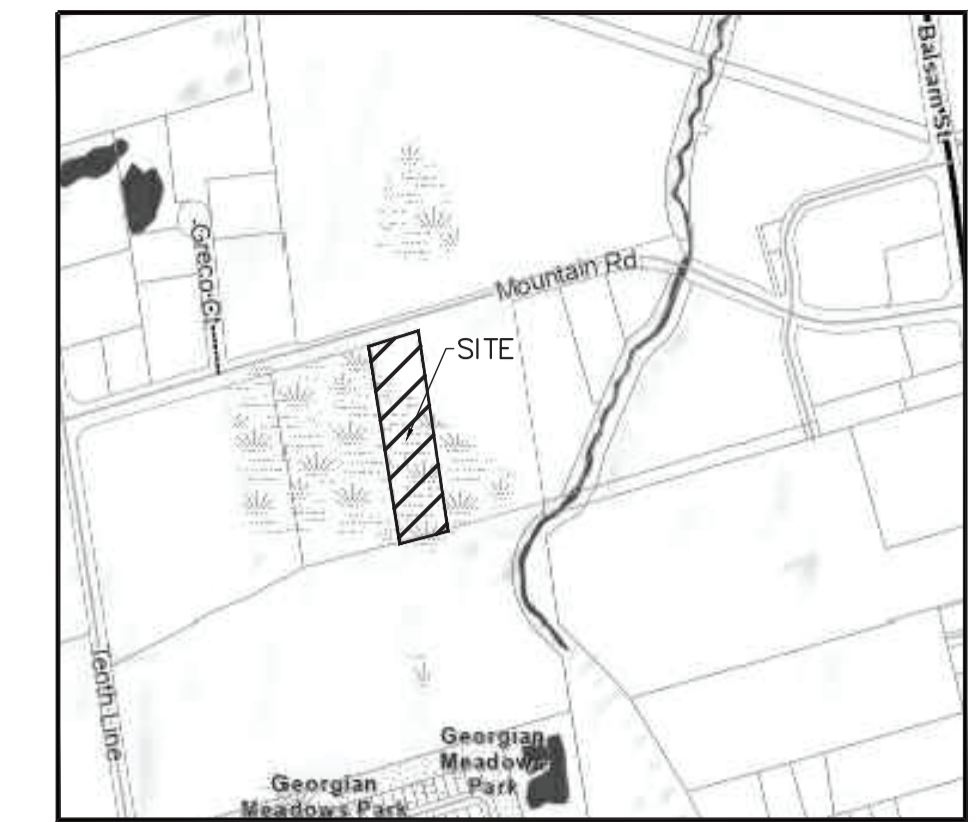
BARRIER FREE SPACES (2% OF TOTAL PARKING):
 REQUIRED: 3 SPACE PER 25 PARKING SPACES
 PROVIDED: 4 (3.0m x 6.0m C/W 1.5m SHARED AISLE)

TOTAL PARKING SPACES: 144 SPACES

BICYCLE PARKING: 20 SPACES (13.9% OF TOTAL PARKING SPACES)

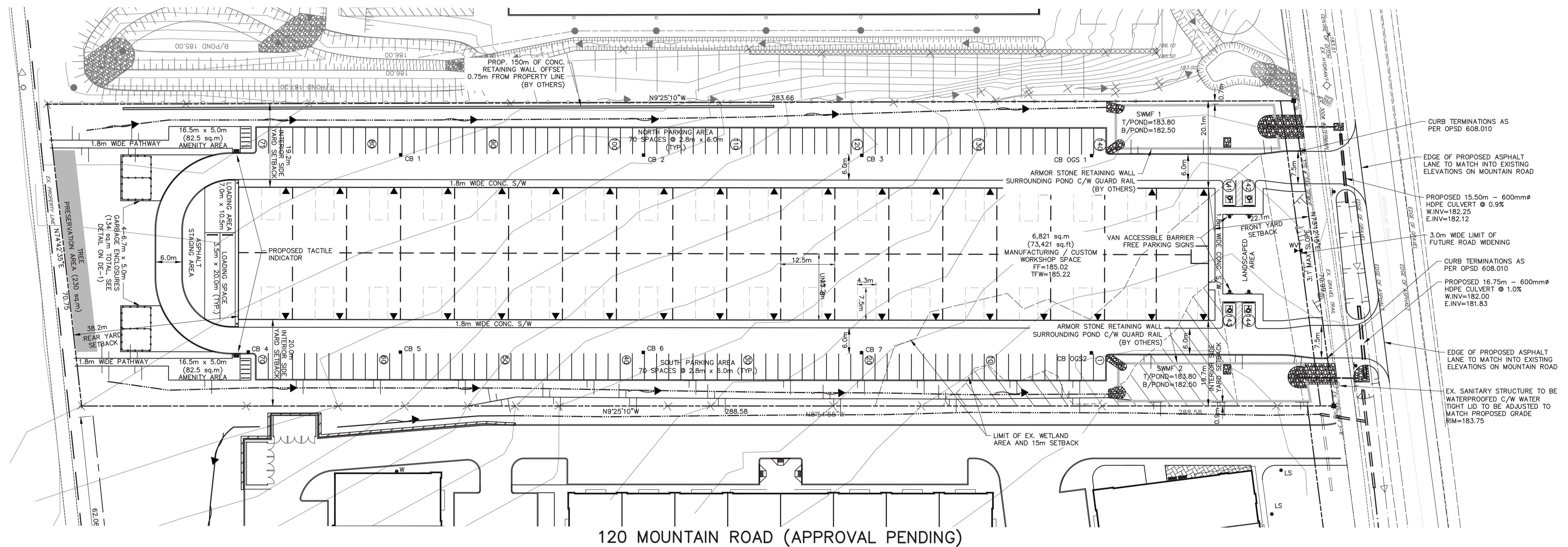
LOADING SPACES:
 REQUIRED: 1 (1 SPACE BETWEEN 2,501m² - 7,000m² GFA)
 PROVIDED: 2 (3.5m x 20.0m w/4.5m VERTICAL CLEARANCE)

TREE CLEARING:
 TOTAL AREA TO BE CLEARED = 19,419 m²
 TREE PRESERVATION AREA REMAINING: 750 m²



KEY PLAN

180 MOUNTAIN ROAD (CONSTRUCTION IN PROGRESS)



120 MOUNTAIN ROAD (APPROVAL PENDING)

ACCEPTED FOR
 CONSTRUCTION
 TOWN OF COLLINGWOOD

PER _____
 DATE: _____

DISCLAIMER AND COPYRIGHT

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

TATHAM ENGINEERING LIMITED CLAIMS COPYRIGHT TO THIS DRAWING WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE ENGINEER WITHOUT THE EXPRESS CONSENT OF TATHAM ENGINEERING LIMITED.

BENCHMARKS

BM2 - ELEVATION 189.765
 NAIL & WASHER ON NORTH FACE OF HYDRO POLE
 LOCATED ON NORTH SIDE OF MOUNTAIN ROAD JUST WEST OF EXISTING ACCESS TO SITE.

NOTES

LEGAL INFORMATION SHOWN FROM REGISTERED PLAN 51R-41847 BY ZUBEK, EMO, PATTEN & THOMSEN LIMITED, DATED NOVEMBER 16, 2018 AND SIGNED BY PAUL R. THOMSEN.

No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP
1.	FIRST SUBMISSION	DEC 20/22	

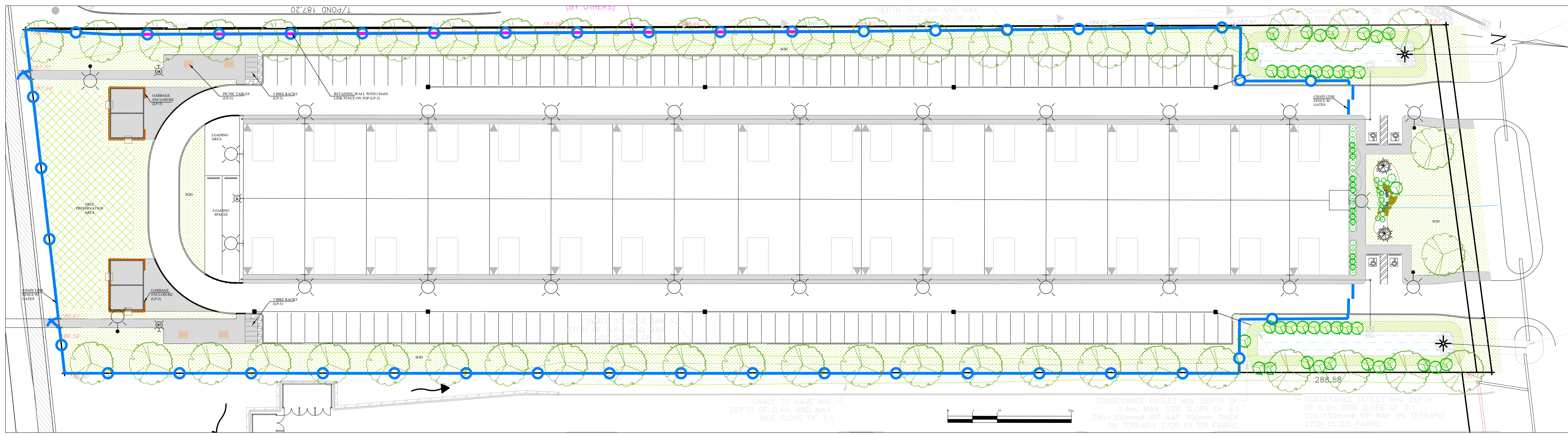


**140 MOUNTAIN ROAD
 TOWN OF COLLINGWOOD**

SITE PLAN

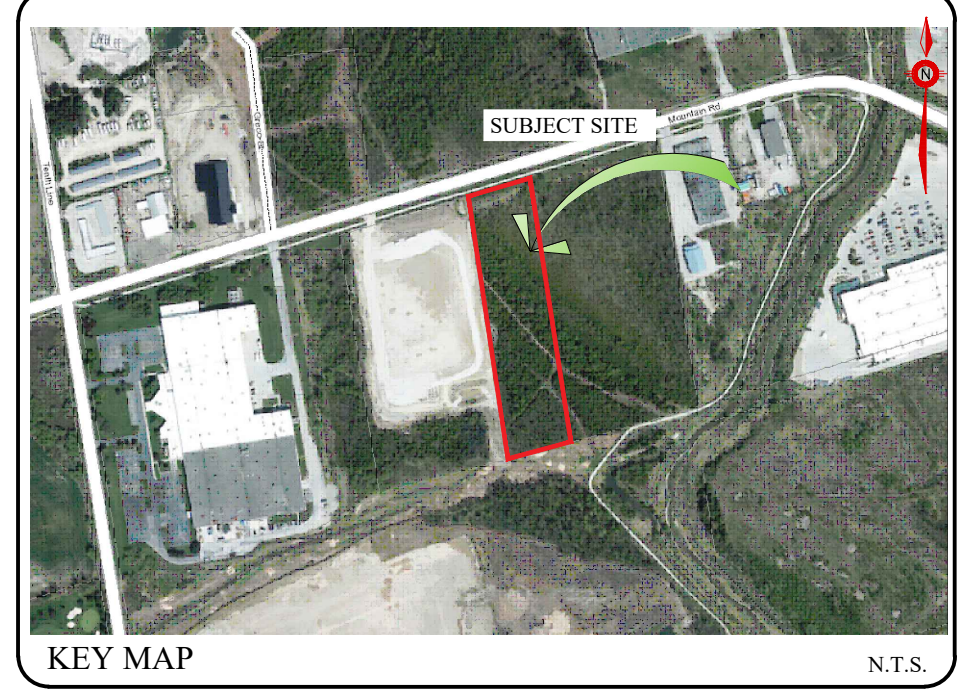
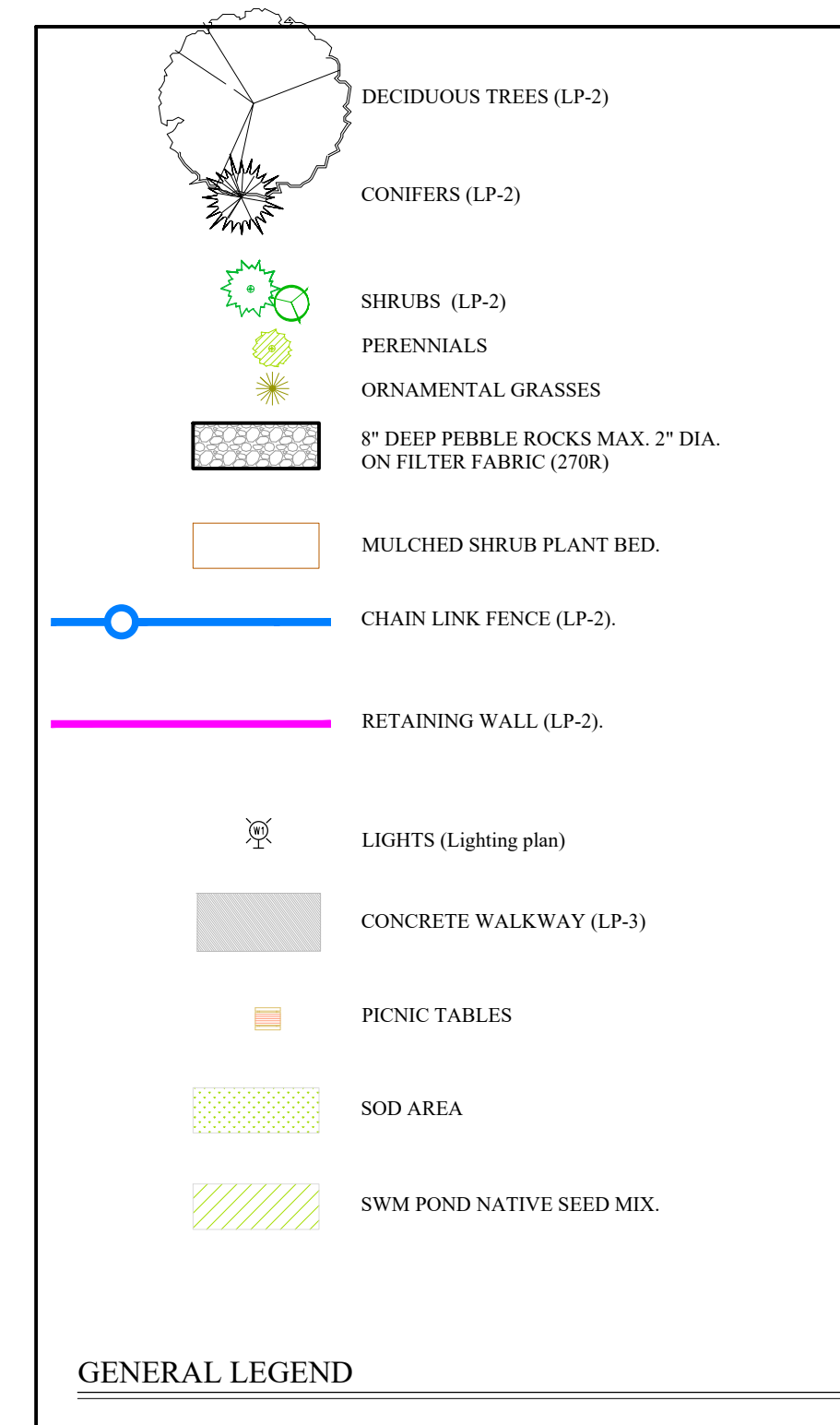


DESIGN: MR	FILE: 121036	DWG:
DRAWN: MR	DATE: JUN 2022	SP-1
CHECK: KRS	SCALE: 1:500	



LANDSCAPE PLAN

SCALE 1:200



GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR ALL LOCATES INCLUDING ALL UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION OR INSTALLATIONS. THE CONTRACTOR IS REQUIRED TO NOTIFY THE VARIOUS UTILITY COMPANIES 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORKS.

ANY ACCOMPANYING DOCUMENTATION RELATING TO THE LANDSCAPE PLAN AND/OR PRESERVATION PLAN SUCH AS TENDER DOCUMENTS AND CHANGE NOTICES ARE TO BE ENDORSED BY J.D.B. ASSOCIATES LIMITED PRIOR TO THE BEGINNING OF ANY SITE WORKS. IN THE EVENT THAT A DISCREPANCY THE DRAWING SHALL BE ASSUMED CORRECT.

IT IS THE RESPONSIBILITY OF THE PERSON OR PERSONS RESPONSIBLE FOR THE CONSTRUCTED WORKS TO NOTIFY THE LANDSCAPE ARCHITECT WHEN PREPARED FOR ANY REQUIRED INSPECTIONS AND SIGN OFFS.

SCHEDULED MEETINGS SHALL TAKE PLACE AT THE CLOSEST MUTUALLY CONVENIENT TIME.

No.	REVISION	DATE	APRVD.
1.	CLIENT REVIEW	November 25, 2020	SJT

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF JDB ASSOCIATES LIMITED. DRAWINGS ARE NOT TO BE MODIFIED AND/OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JDB ASSOCIATES LIMITED. REPRODUCTION OF DRAWINGS IN ANY FORM WITHOUT THE CONSENT OF JDB ASSOCIATES LIMITED VOIDS THE DRAWING AT WHICH TIME JDB ASSOCIATES LIMITED ACCEPTS NO LIABILITY FOR THE DRAWING CONTENT OR WORKS RESULTING FROM SAID REPRODUCTION.

DRAWINGS MAY BE REPRODUCED BY MUNICIPAL AND GOVERNMENT AGENCIES RESPONSIBLE FOR APPROVALS FOR THEIR OWN USE. JDB ASSOCIATES RESERVES THE RIGHT TO WITHDRAW ANY DRAWING(S) FROM GOVERNMENT OR MUNICIPAL AGENCIES WHETHER APPROVED OR NOT IN THE EVENT THAT ACCOUNTS ARE NOT SETTLED OR REMAIN OUTSTANDING.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES OR VARIATIONS FROM THE SUPPLIED INFORMATION TO THE LANDSCAPE ARCHITECT WITH THE PROJECT. JDB ASSOCIATES LIMITED IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, ARCHITECTURAL, MECHANICAL, ENGINEERING OR ELECTRICAL INFORMATION SHOWN ON THE DRAWING. FOR FURTHER INFORMATION REFER TO APPROPRIATE SURVEY, ARCHITECTURAL, MECHANICAL, ENGINEERING OR ELECTRICAL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORKS.

THIS DRAWING IS NOT TO BE SCALED.



BASE PLAN REVISED-JUNE 2022

Client info:

APPROVED



JDB ASSOCIATES LTD.
*Urban Designers
 Landscape Architects
 Arborists*

274 Burton Ave., Suite 1201
 Barrie, Ontario
 L4N 5W4

Fax: 705-722-5660
 Tel: 705-722-6278

140 Mountain Rd.
 Town of Collingwood
 INDUSTRIAL BUILDING

LANDSCAPE PLAN

SCALE: AS SHOWN	DATE: 1-22	DESIGNED BY: SJT	REVIEWED BY: NB
CITY FILE No. D00921	OUR FILE REF. # 1-22	DRAWN BY: SJT	LP-1

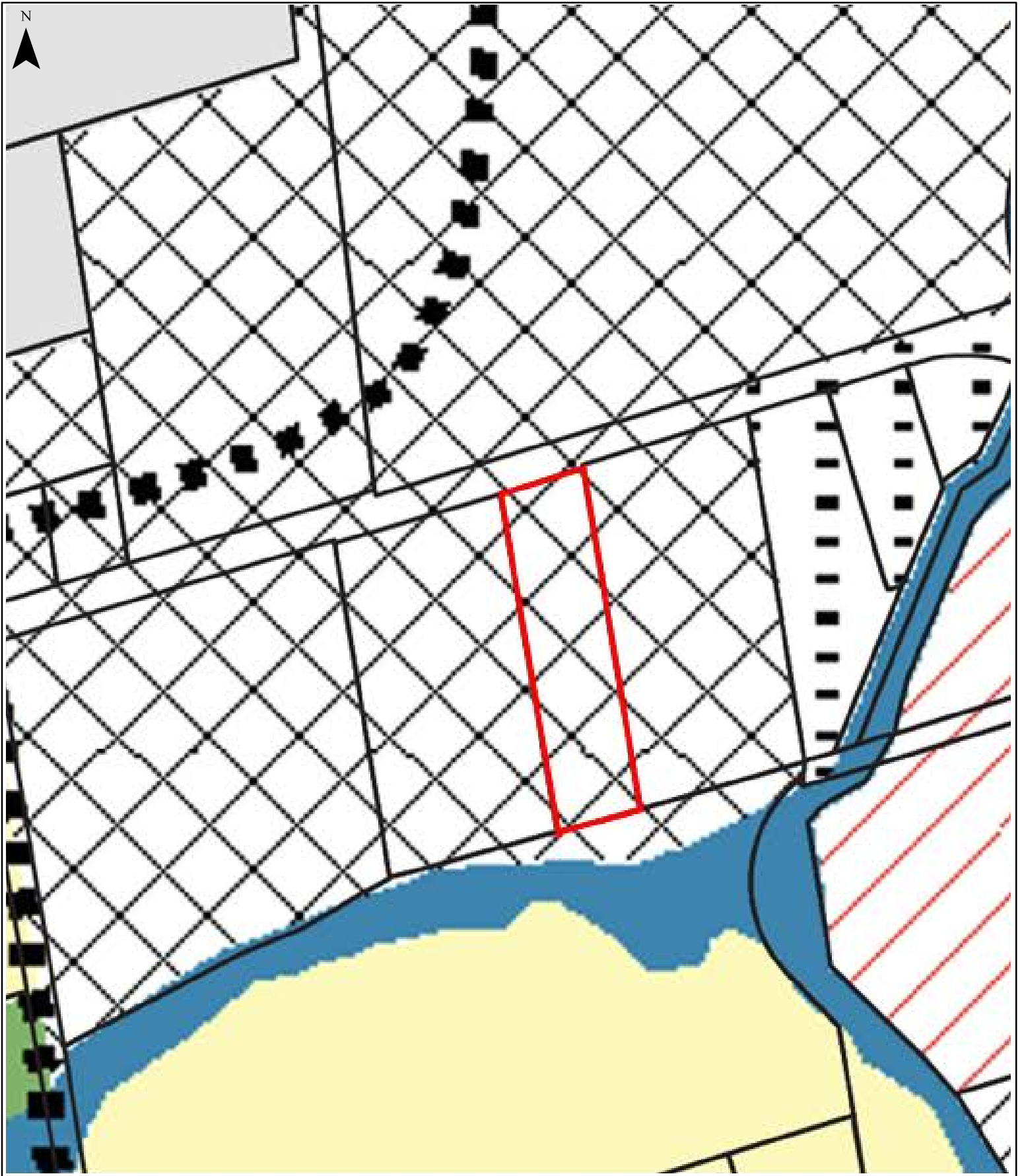


Figure 2
Town of Collingwood Official Plan Schedule A
140 Mountain Road
Town of Collingwood December, 2022

 Subject Lands



LOFT PLANNING

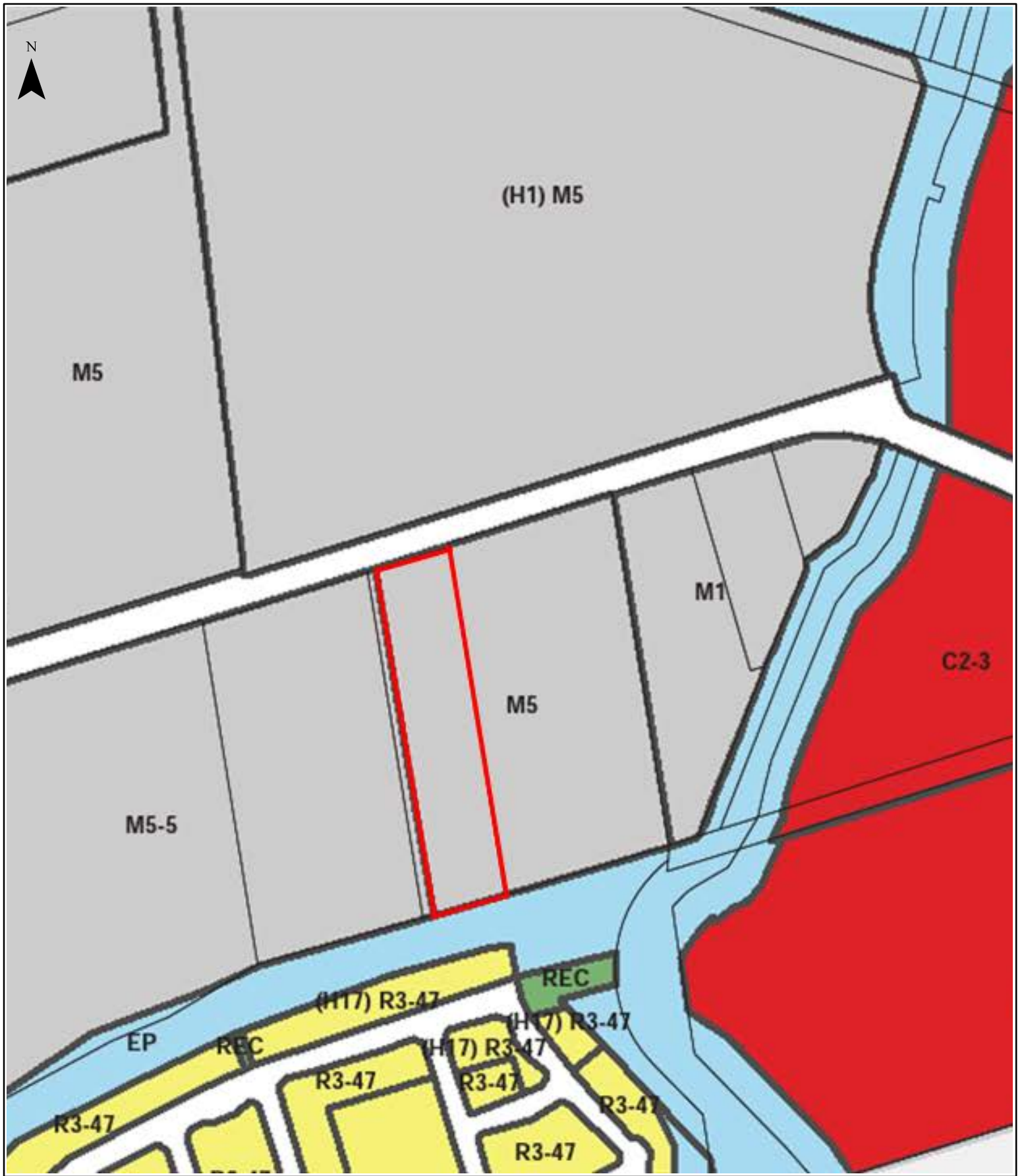


Figure 4
Town of Collingwood Zoning Schedule A
140 Mountain Road
Town of Collingwood
December, 2022

 Subject Lands



LOFT PLANNING