876 HURONTARIO STREET

TOWN OF COLLINGWOOD



TATHAM ENGINEERING

THIRD SUBMISSION
OCTOBER 2, 2026
PROJECT 126065

COLLINGWOOD
SINCE 1858 A PLACE TO LIVE WORK & PLAY

THIRD SUBMISSION
OCTOBER 2, 2026
PROJECT 126065

TATHAM ENGINEERING

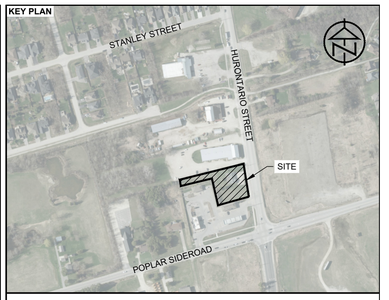
INDEX

DRAWING	DESCRIPTION
TP.1	TITLE PAGE
IN.1	INDEX SHEET
SP.1	SITE PLAN
SW.1	SITE WORKS
SG.1	SITE GRADING PLAN
SS.1	SITE SERVICING PLAN
DE.1	TYPICAL DETAILS & NOTES

LEGEND

ITEM	EXISTING	PROPOSED
PROPERTY LINE		
LOT LINE		
CENTRELINE		
EDGE OF ASPHALT		
CONCRETE CURB		
EDGE OF GRAVEL SHOULDER		
DITCH/DIRECTION OF FLOW		
DRAINAGE SWALE/DIRECTION OF FLOW		
WATERMAIN/SIZE	150Ø W/M	150Ø W/M
WATER SERVICE		
FIRE HYDRANT	HYD	HYD
EXISTING WATER VALVE	WV	WV
CURB STOP VALVE	CSV	CSV
WATERMAIN PLUG AND THRUST BLOCK		
WATERMAIN BLOWOFF	BLOWOFF	BLOWOFF
WATERMAIN REDUCER		
SANITARY SEWER/SIZE/DIRECTION OF FLOW	200Ø SAN	200Ø SAN
SANITARY MAINTENANCE HOLE	SAN MH	SAN MH4
SANITARY SERVICE		
SANITARY FORCEMAIN		
STORM SEWER/SIZE/DIRECTION OF FLOW	375Ø STM	375Ø STM
STORM MAINTENANCE HOLE	STM MH	STM MH4
CATCH BASIN	CB	CB4
DOUBLE CATCH BASIN	DCB	DCB4
CATCH BASIN MAINTENANCE HOLE	CBMH	CBMH4
DOUBLE CATCH BASIN MAINTENANCE HOLE	DCBMH	DCBMH4
DITCH INLET CATCH BASIN	DICB	DICB4
CULVERT		
BELL UNDERGROUND	BU	BU
BELL AERIAL	BA	BA
CABLE UNDERGROUND	CU	CU
CABLE AERIAL	CA	CA
HYDRO UNDERGROUND	HU	HU
HYDRO AERIAL	HA	HA
GAS MAIN/SERVICE	GAS	GAS
FENCE	X X	X X
GUIDERAIL		
BUSHLINE/TREELINE		
CONTOUR	179.00	179.00
SPOT ELEVATION	× 179.00	× 179.00
GRADING DIRECTION/GRADE PERCENTAGE	1.9%	1.9%
DRAINAGE FLOW		
TRAFFIC SIGN	SIGN	SIGN
TRAFFIC POLE/TRAFFIC SIGNAL	TLS	P1
LIGHT STANDARD	LS	LS
HYDRO POLE	HP	HP
GUY WIRE		
BELL POLE	BP	
BELL MAINTENANCE HOLE	BELL MH	
BELL PEDESTAL/VAULT		
CABLE PEDESTAL/VAULT		
HYDRO TRANSFORMER/VAULT		
GAS VALVE	GAS VALVE	
GAS MARKER	GAS	
MAILBOX		
STANDARD IRON BAR	SIB	
IRON BAR	IB	
TEMPORARY BENCHMARK	TBM#1	
BOREHOLE/TEST HOLE	BH9	
DECIDUOUS/CONIFEROUS TREE, SHRUB/BUSH		

KEY PLAN



REFERENCE SOURCES
TOPOGRAPHIC SURVEY AND LEGAL INFORMATION COMPILED BY RUBY MAK SURVEYING LTD. DATED APRIL 13, 2026.

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BM2 - ELEVATION 195.44m
TOP OF IB LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY.

VERSION	DATE
1 FIRST SUBMISSION	2026 07 03
2 SECOND SUBMISSION	2026 09 08
3 THIRD SUBMISSION	2026 10 02

DESIGN BY	DRAWN BY	CHECKED BY
KRL	EJW/KRL	AO

STAMP



TATHAM ENGINEERING

COLLINGWOOD - BRACEBRIDGE - ORILLIA - BARRIE - OTTAWA - GUELPH

PROJECT TITLE

876 HURONTARIO STREET
TOWN OF COLLINGWOOD

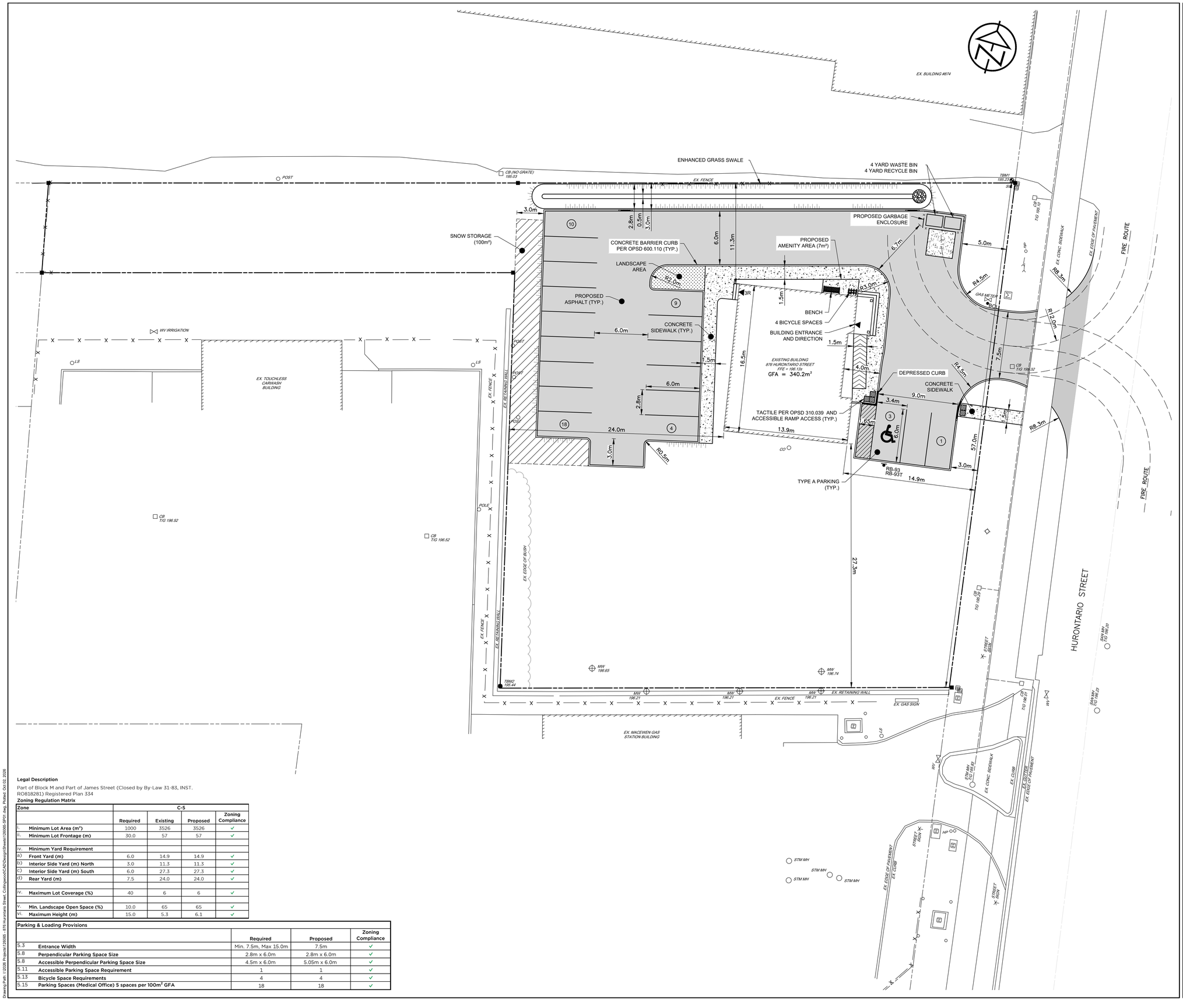
DRAWING TITLE

INDEX SHEET

PROJECT	SCALE	DRAWING
126065	NTS	IN.1

0 4 8 16 METRES

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Legal Description

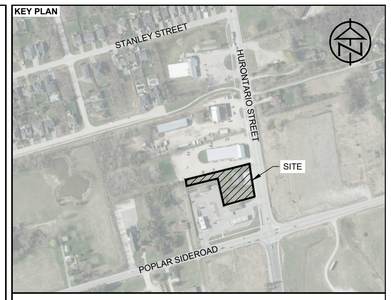
Part of Block M and Part of James Street (Closed by By-Law 31-83, INST. RO818281) Registered Plan 334

Zoning Regulation Matrix

Zone		C-5			
		Required	Existing	Proposed	Zoning Compliance
i.	**Minimum Lot Area (m²)**	1000	3526	3526	✓
ii.	**Minimum Lot Frontage (m)**	30.0	57	57	✓
iv.	**Minimum Yard Requirement**				
a)	**Front Yard (m)**	6.0	14.9	14.9	✓
b)	**Interior Side Yard (m) North**	3.0	11.3	11.3	✓
c)	**Interior Side Yard (m) South**	6.0	27.3	27.3	✓
d)	**Rear Yard (m)**	7.5	24.0	24.0	✓
iv.	**Maximum Lot Coverage (%)**	40	6	6	✓
v.	**Min. Landscape Open Space (%)**	10.0	65	65	✓
vi.	**Maximum Height (m)**	15.0	5.3	6.1	✓

Parking & Loading Provisions				
		Required	Proposed	Zoning Compliance
5.3	**Entrance Width**	Min. 7.5m, Max 15.0m	7.5m	✓
5.8	**Perpendicular Parking Space Size**	2.8m x 6.0m	2.8m x 6.0m	✓
5.8	**Accessible Perpendicular Parking Space Size**	4.5m x 6.0m	5.05m x 6.0m	✓
5.11	**Accessible Parking Space Requirement**	1	1	✓
5.13	**Bicycle Space Requirements**	4	4	✓
5.15	**Parking Spaces (Medical Office) 5 spaces per 100m² GFA**	18	18	✓

KEY PLAN



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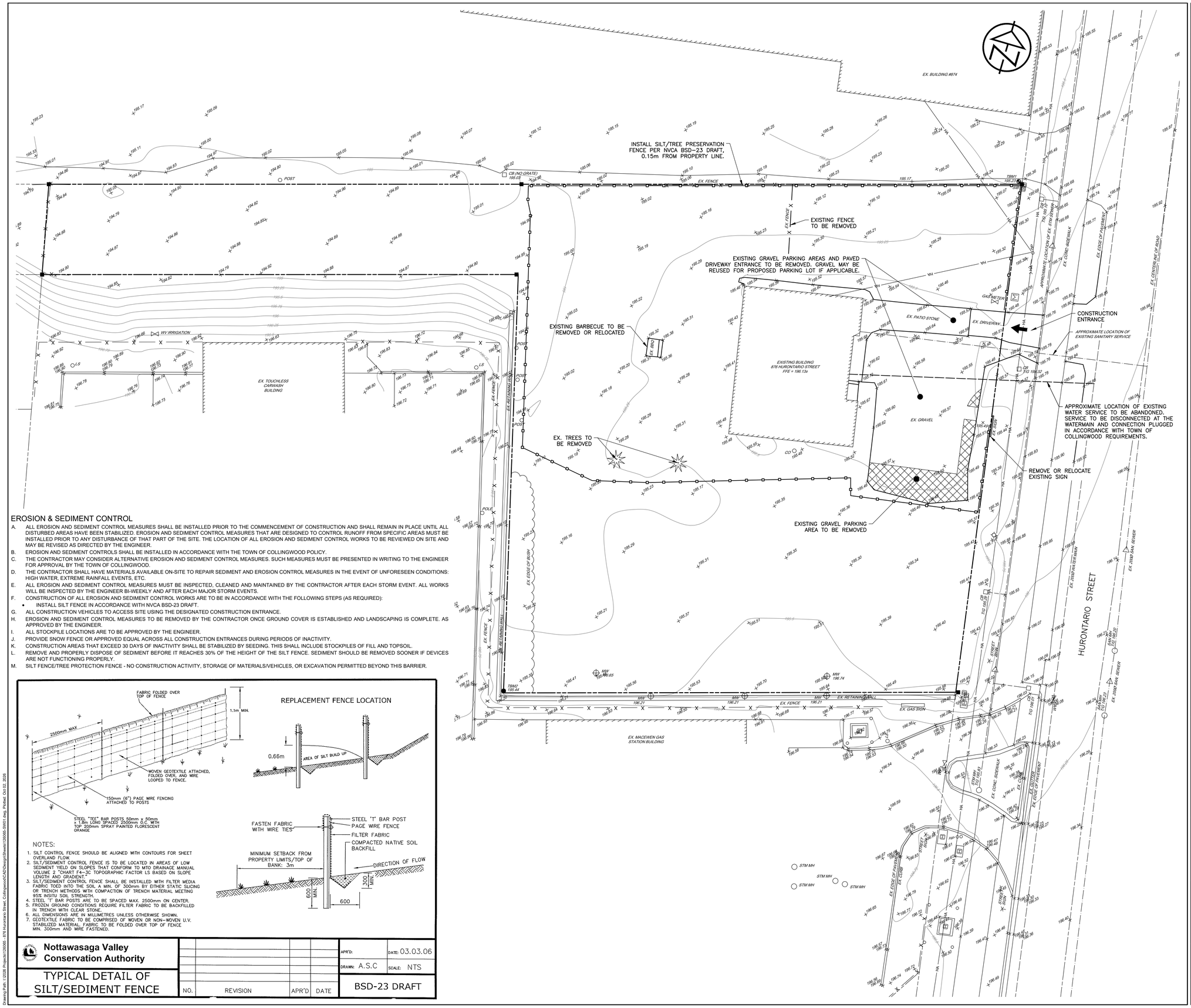
DRAWING TITLE

SITE PLAN

PROJECT	SCALE	DRAWING
126065	1:200	SP.1

0 4 8 16 METRES

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EROSION & SEDIMENT CONTROL

A. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED. EROSION AND SEDIMENT CONTROL MEASURES THAT ARE DESIGNED TO CONTROL RUNOFF FROM SPECIFIC AREAS MUST BE INSTALLED PRIOR TO ANY DISTURBANCE OF THAT PART OF THE SITE. THE LOCATION OF ALL EROSION AND SEDIMENT CONTROL WORKS TO BE REVIEWED ON SITE AND MAY BE REVISED AS DIRECTED BY THE ENGINEER.

B. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF COLLINGWOOD POLICY.

C. THE CONTRACTOR MAY CONSIDER ALTERNATIVE EROSION AND SEDIMENT CONTROL MEASURES. SUCH MEASURES MUST BE PRESENTED IN WRITING TO THE ENGINEER FOR APPROVAL BY THE TOWN OF COLLINGWOOD.

D. THE CONTRACTOR SHALL HAVE MATERIALS AVAILABLE ON-SITE TO REPAIR SEDIMENT AND EROSION CONTROL MEASURES IN THE EVENT OF UNFORESEEN CONDITIONS: HIGH WATER, EXTREME RAINFALL EVENTS, ETC.

E. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSPECTED, CLEANED AND MAINTAINED BY THE CONTRACTOR AFTER EACH STORM EVENT. ALL WORKS WILL BE INSPECTED BY THE ENGINEER BI-WEEKLY AND AFTER EACH MAJOR STORM EVENTS.

F. CONSTRUCTION OF ALL EROSION AND SEDIMENT CONTROL WORKS ARE TO BE IN ACCORDANCE WITH THE FOLLOWING STEPS (AS REQUIRED):
- INSTALL SILT FENCE IN ACCORDANCE WITH NVCA BSD-23 DRAFT.

G. ALL CONSTRUCTION VEHICLES TO ACCESS SITE USING THE DESIGNATED CONSTRUCTION ENTRANCE.

H. EROSION AND SEDIMENT CONTROL MEASURES TO BE REMOVED BY THE CONTRACTOR ONCE GROUND COVER IS ESTABLISHED AND LANDSCAPING IS COMPLETE. AS APPROVED BY THE ENGINEER.

I. ALL STOCKPILE LOCATIONS ARE TO BE APPROVED BY THE ENGINEER.

J. PROVIDE SNOW FENCE OR APPROVED EQUAL ACROSS ALL CONSTRUCTION ENTRANCES DURING PERIODS OF INACTIVITY.

K. CONSTRUCTION AREAS THAT EXCEED 30 DAYS OF INACTIVITY SHALL BE STABILIZED BY SEEDING. THIS SHALL INCLUDE STOCKPILES OF FILL AND TOPSOIL.

L. REMOVE AND PROPERLY DISPOSE OF SEDIMENT BEFORE IT REACHES 30% OF THE HEIGHT OF THE SILT FENCE. SEDIMENT SHOULD BE REMOVED SOONER IF DEVICES ARE NOT FUNCTIONING PROPERLY.

M. SILT FENCE/TREE PROTECTION FENCE - NO CONSTRUCTION ACTIVITY, STORAGE OF MATERIALS/VEHICLES, OR EXCAVATION PERMITTED BEYOND THIS BARRIER.

NOTES:
1. SILT CONTROL FENCE SHOULD BE ALIGNED WITH CONTOURS FOR SHEET OVERLAND FLOW.
2. SILT/SEDIMENT CONTROL FENCE IS TO BE LOCATED IN AREAS OF LOW SEDIMENT YIELD ON SLOPES THAT CONFORM TO MTO DRAINAGE MANUAL VOLUME 2 "CHART F4–3C TOPOGRAPHIC FACTOR LS BASED ON SLOPE LENGTH AND GRADIENT."
3. SILT/SEDIMENT CONTROL FENCE SHALL BE INSTALLED WITH FILTER MEDIA FABRIC TOED INTO THE SOIL A MIN. OF 300mm BY EITHER STATIC SLICING OR TRENCH METHODS WITH COMPACTION OF TRENCH MATERIAL MEETING 95% INSITU SOIL STRENGTH.
4. STEEL 'T' BAR POSTS ARE TO BE SPACED MAX. 2500mm ON CENTER.
5. FROZEN GROUND CONDITIONS REQUIRE FILTER FABRIC TO BE BACKFILLED IN TRENCH WITH CLEAR STONE.
6. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
7. GEOTEXTILE FABRIC TO BE COMPRISED OF WOVEN OR NON-WOVEN U.V. STABILIZED MATERIAL. FABRIC TO BE FOLDED OVER TOP OF FENCE MIN. 300mm AND WIRE FASTENED.

Nottawasaga Valley Conservation Authority

TYPICAL DETAIL OF SILT/SEDIMENT FENCE

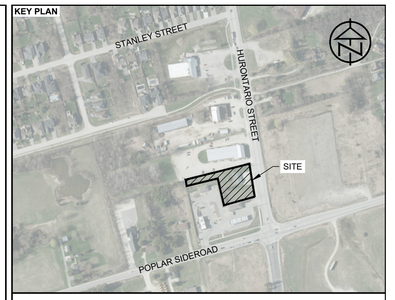
NO.	REVISION	APR'D	DATE

APR'D: DATE: 03.03.06
DRAWN: A.S.C SCALE: NTS

BSD-23 DRAFT

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DESIGN BY KRL **DRAWN BY** EJW/KRL **CHECKED BY** AO

STAMP

LICENSED PROFESSIONAL ENGINEER
Oct 2, 2026
K. R. LATTER
100557231
PROVINCE OF ONTARIO

TATHAM ENGINEERING

COLLINGWOOD - BRACEBRIDGE - ORILLIA - BARRIE - OTTAWA - GUELPH

PROJECT TITLE

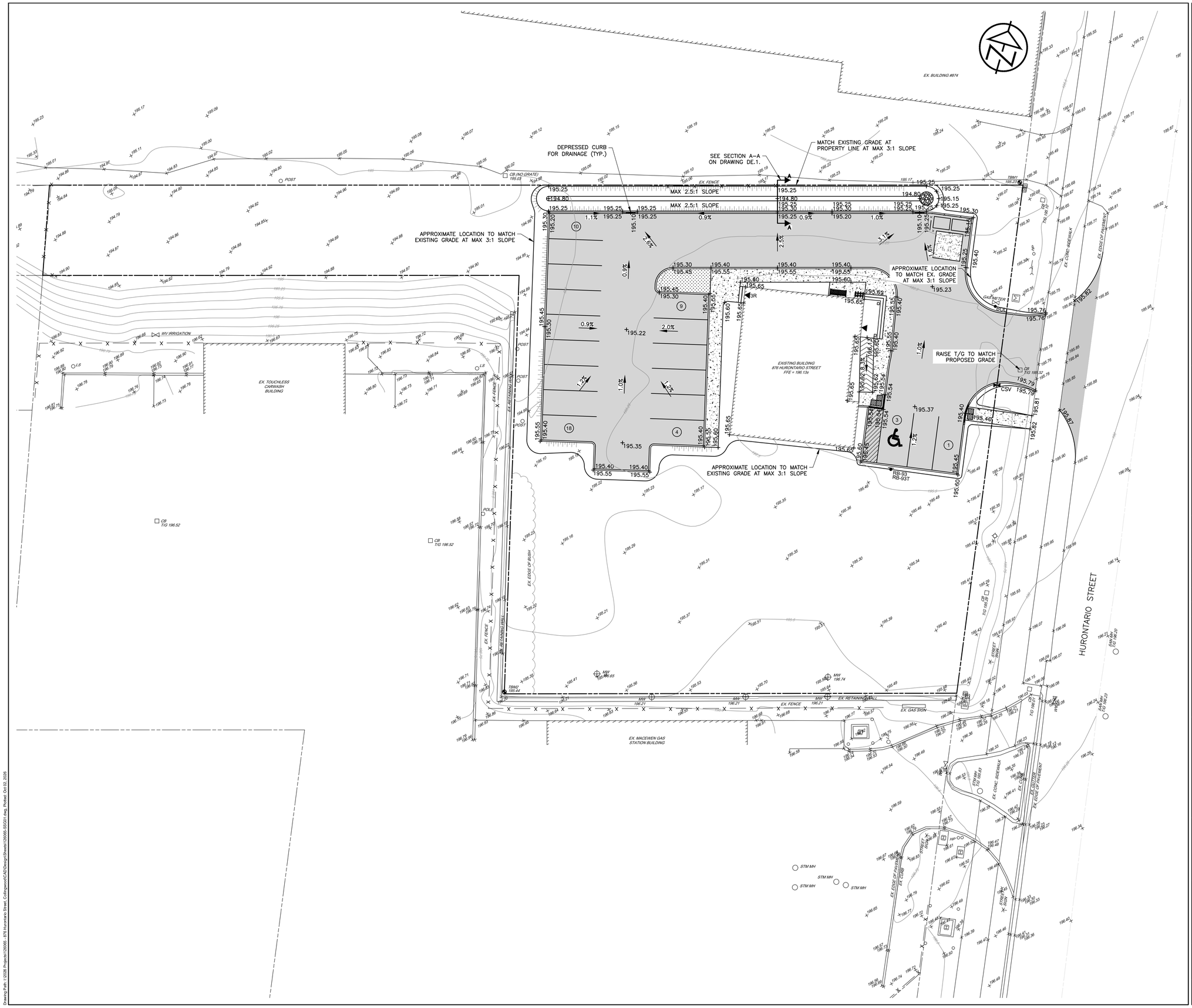
876 HURONTARIO STREET TOWN OF COLLINGWOOD

DRAWING TITLE

SITE WORKS PLAN

PROJECT	SCALE	DRAWING
126065	1:200	SW.1

0 4 8 16 METRES



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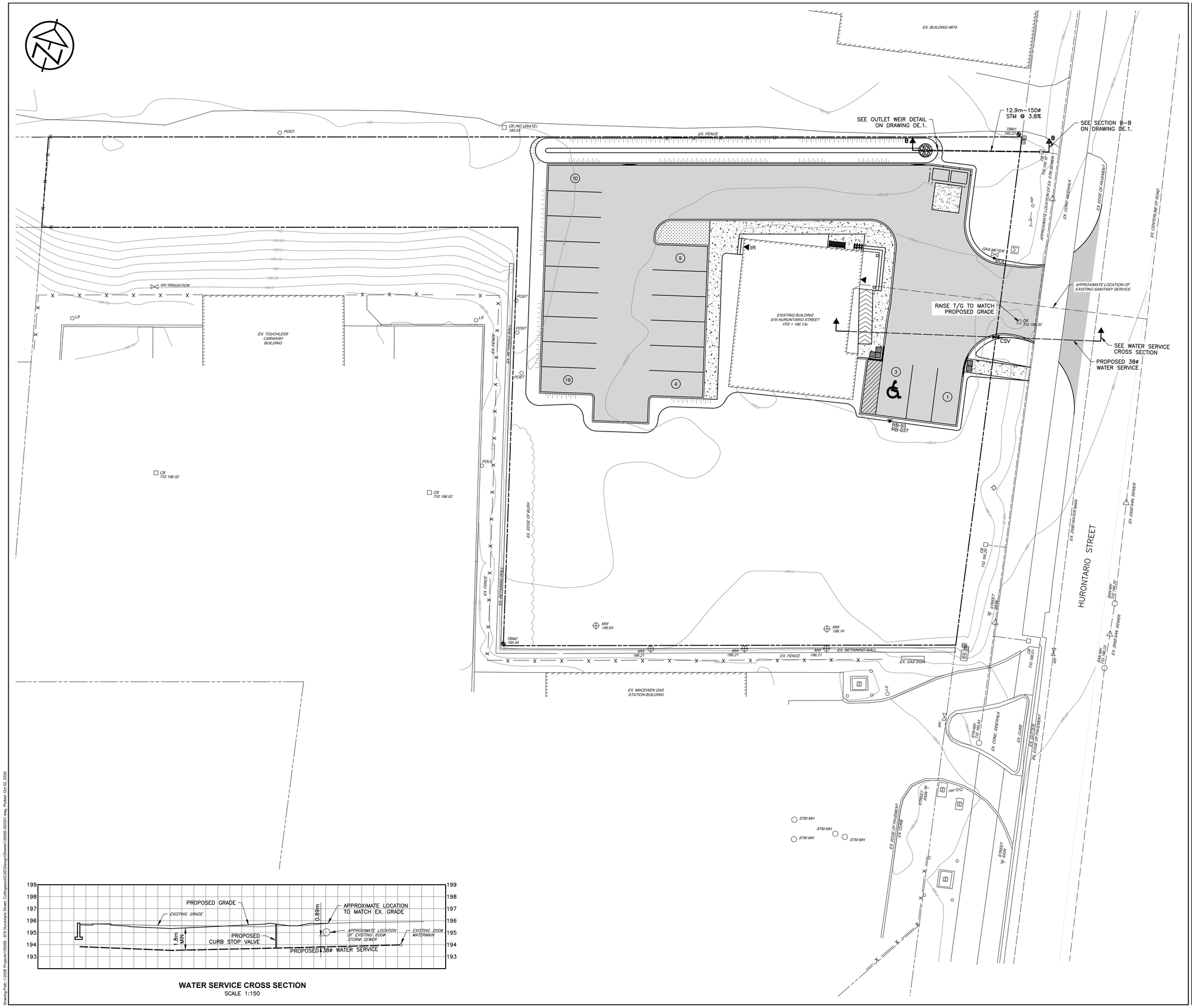
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SITE GRADING PLAN

PROJECT	SCALE	DRAWING
126065	1:200	SG.1

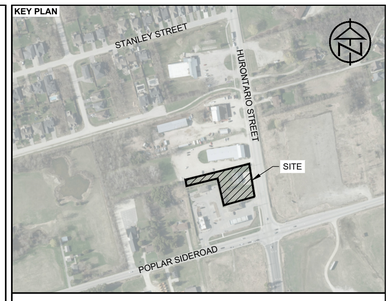
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WATER SERVICE CROSS SECTION
SCALE 1:150

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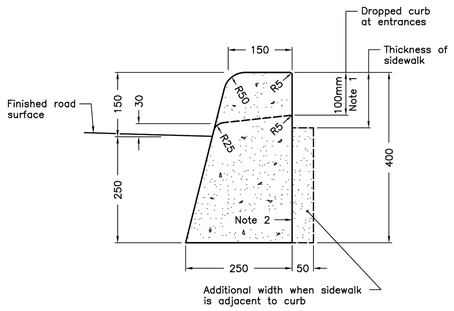
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SITE SERVICING PLAN

PROJECT	SCALE	DRAWING
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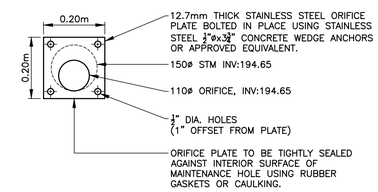


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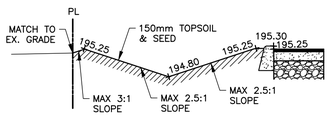
1 When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.
2 For slipforming procedure a 5% batter is acceptable.

A Treatment at entrances shall be according to OPSD 351.010.
B Outlet treatment shall be according to the OPSD 610 Series.
C The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail where it shall be according to the OPSD 900 Series.
D All dimensions are in millimetres unless otherwise shown.

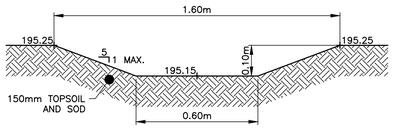
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2012	Rev	2
CONCRETE BARRIER CURB			
	OPSD 600.110		



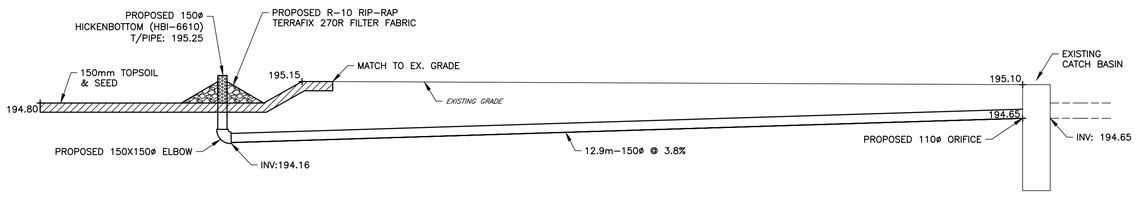
ORIFICE PLATE DETAIL
SCALE 1:10



SECTION A–A (DWG. SSG–1)
NTS



OUTLET WEIR (DWG. SSG–1)
NTS



SECTION B–B (DWG. SSG–1)
NTS

GENERAL

A. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
B. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT TOWN OF COLLINGWOOD DEVELOPMENT STANDARDS, OPSS AND OPSD. WHERE INCONSISTENCY OCCURS, TOWN STANDARDS TO GOVERN.
C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AN ENTRANCE PERMIT FROM THE TOWN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
D. THE OWNER'S ENGINEER SHALL PROVIDE BENCHMARK ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED LAYOUT OF THE WORK.
E. ALL PROPERTY BARS SHALL BE PRESERVED AND REPLACED BY AN OLS AT THE CONTRACTOR'S EXPENSE IF REMOVED DURING CONSTRUCTION.
F. ALL ENGINE DRIVEN PUMPS SHALL BE ADEQUATELY SILENCED, SUITABLE FOR OPERATION IN A RESIDENTIAL DISTRICT.
G. THE CONTRACTOR IS RESPONSIBLE FOR THE ENVIRONMENTAL QUALITY OF IMPORTED FILL AND SHALL PROVIDE A DOCUMENT TO CERTIFY THE MATERIAL IS FREE OF HAZARDOUS CONTAMINANTS. ALL MATERIALS SHALL ADHERE TO O. REG. 406/19.
H. DISTURBED AREAS SHALL BE REINSTATED TO PREVIOUS CONDITION OR BETTER.
I. REINSTATEMENT OF ALL BOULEVARDS AND DITCHES SHALL INCLUDE FINE GRADING, PLACEMENT OF MINIMUM 150 mm TOPSOIL AND NURSERY SOD IN ACCORDANCE WITH OPSS 802, OPSS 803 AND OPSS.MUNI 804. SOD SHALL BE STAKED WHERE NECESSARY TO AVOID MOVEMENT.
J. TRAFFIC MARKERS AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE MTO TRAFFIC CONTROL MANUAL BOOK 7.
K. LOCATIONS OF EXISTING UTILITIES ARE NOT GUARANTEED. UNDERGROUND UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF ALL EXISTING INFRASTRUCTURE/ FACILITIES AS WELL AS NOTIFYING ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK AND COORDINATE CONSTRUCTION ACCORDINGLY.
L. ALL ON–SITE MATERIAL SHALL BE PROPERLY STORED, SECURED, MONITORED AND COVERED AS REQUIRED.

PARKING LOT

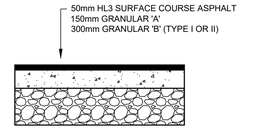
A. SUBGRADE MATERIAL SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 98% OF THE MATERIAL'S SPMDD. SUBGRADE SHALL BE PROOF ROLLED AND CERTIFIED BY THE GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF GRANULAR 'B'.
B. GRANULAR 'A' AND 'B' SHALL BE COMPACTED TO A DRY DENSITY OF 100% OF THE MATERIAL'S RESPECTIVE SPMDD.
C. ASPHALT SHALL BE COMPACTED TO A MINIMUM OF 97% OF THE MARSHALL BULK DENSITY.
D. JOINTS WITH EXISTING ASPHALT SHALL BE SAW CUT STRAIGHT PRIOR TO PLACING NEW ASPHALT. WHERE EXISTING ASPHALT IS THICKER THAN 75 mm, A 500 mm WIDE BY 40 mm DEEP LAP JOINT SHALL BE GROUND INTO EXISTING ASPHALT PRIOR TO THE PLACEMENT OF SURFACE COURSE ASPHALT (SEE DETAIL).
E. ALL GRANULAR AND ASPHALT MATERIAL SHALL BE PLACED IN ACCORDANCE WITH OPSS.MUNI 310 AND OPSS.MUNI 314.
F. TACK COAT SHALL BE APPLIED AT THE DIRECTION OF THE ENGINEER PRIOR TO THE PLACEMENT OF SURFACE COURSE ASPHALT.
G. CONCRETE CURB SHALL BE IN ACCORDANCE WITH OPSD 600.110 AND OPSS.MUNI 353. SUBDRAIN TO BE INSTALLED PER OPSD 216.021. CURB DEPRESSIONS AT SIDEWALK CROSSINGS SHALL BE IN ACCORDANCE WITH OPSD 310.033.
H. CONCRETE CURB TERMINATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH OPSD 608.010.
I. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH OPSD 310.010 AND OPSS 351. SUBBASE TO CONSIST OF 150 mm DEPTH GRANULAR 'A'. SIDEWALK RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH OPSD 310.033 AND TACTILE WALKING SURFACE INDICATORS WHERE SPECIFIED IN ACCORDANCE WITH OPSD 310.039.
J. ENTRANCE TO BE CONSTRUCTED IN ACCORDANCE WITH OPSD 350.010.

WATERMAIN

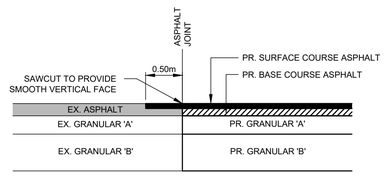
A. SERVICE CONNECTIONS TO OPSD 1104.010, 100 MM GRANULAR A EMBEDMENT AND COVER OVER PIPE.
B. MINIMUM COVER ON ALL WATERMAIN AND SERVICES TO BE 1.8 M.
C. CLEARANCE BETWEEN WATERMAIN AND SEWERS TO BE A MINIMUM OF 0.5 M VERTICAL WHERE WATERMAIN IS BELOW SEWER OR 2.5 M MINIMUM HORIZONTAL SEPARATION. WHERE WATERMAIN IS ABOVE SEWER, THE MINIMUM SEPARATIONS SHOULD BE 150 MM (BEDDING MATERIAL).
D. SERVICE TO OPSD 1104.010 AND SHALL BE MADE WITH A SERVICE SADDLE.
E. FOLLOWING TESTING, CONTRACTOR SHALL OPERATE EACH WATER SERVICE TO VERIFY FULL FLOW AND PRESSURE AT THE CURB STOP TO THE SATISFACTION OF THE ENGINEER.
F. GENERAL INSTALLATION AND TESTING OF WATERMAIN AND APPURTENANCES TO BE IN ACCORDANCE WITH OPSS.MUNI 441 AND ALL SPECIFICATIONS REFERENCED WITHIN THESE SECTIONS.
G. ALL WATERMAIN TESTING SHALL BE COMPLETED BY THE DEVELOPER'S QUALIFIED THIRD PARTY CONTRACTOR IN ACCORDANCE WITH THE MECP WATERMAIN DISINFECTION PROCEDURE AT THE DEVELOPER'S COST TO THE SATISFACTION OF THE TOWN. THE TOWN WILL COLLECT THE REQUIRED MICROBIOLOGICAL WATER QUALITY SAMPLES, AT THE DEVELOPER'S COST, PRIOR TO PLACING THE WATERMAIN INTO SERVICE.

MATERIALS

A. ALL MATERIALS SHALL BE CSA CERTIFIED AND IN ACCORDANCE WITH OPSS AND WITH THE TOWN DEVELOPMENT STANDARDS.
B. ALL SPECIFIED AGGREGATES SHALL BE IN ACCORDANCE WITH OPSS.MUNI1010.
C. FILTER FABRIC – TERRAFIX 270R OR APPROVED EQUIVALENT.
D. WATERMAIN AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE TOWN'S WATER DISTRIBUTION MATERIALS LIST.

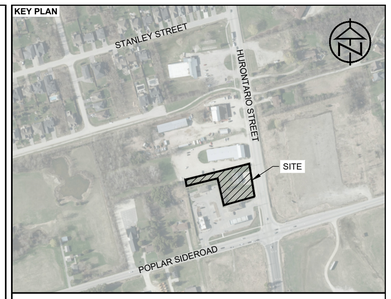


ASPHALT PARKING LOT PAVEMENT STRUCTURE
NOT TO SCALE



LAP JOINT DETAIL
NOT TO SCALE

KEY PLAN



REFERENCE SOURCES
TOPOGRAPHIC SURVEY AND LEGAL INFORMATION COMPILED BY RUBY MAK SURVEYING LTD. DATED APRIL 13, 2026.

DISCLAIMER & COPYRIGHT
THIS DRAWING IS NOT A LEGAL SURVEY AND MUST NOT BE USED FOR DEFINING PROPERTY BOUNDARIES OR LOCATING SURVEY MONUMENTS. PROPERTY LINES, DIMENSIONS AND ANY REFERENCE TO SURVEY BARS SHOWN HEREIN ARE APPROXIMATE AND FOR ILLUSTRATIVE OR PLANNING PURPOSES ONLY.

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.

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BENCHMARKS
BM1 - ELEVATION 195.23m
TOP OF SIB LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY.

BM2 - ELEVATION 195.44m
TOP OF IB LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY.

VERSION	DATE
1 FIRST SUBMISSION	2026 07 03
2 SECOND SUBMISSION	2026 09 08
3 THIRD SUBMISSION	2026 10 02

DESIGN BY	DRAWN BY	CHECKED BY
KRL	EJW/KRL	AO

STAMP

LICENSED PROFESSIONAL ENGINEER
Oct 2, 2026
K. R. LATTER
100557231
PROVINCE OF ONTARIO

TATHAM ENGINEERING

COLLINGWOOD - BRACEBRIDGE - ORILLIA - BARRIE - OTTAWA - GUELPH

PROJECT TITLE

876 HURONTARIO STREET TOWN OF COLLINGWOOD

DRAWING TITLE

DETAILS AND NOTES

PROJECT	SCALE	DRAWING
126065	AS NOTED	DE.1

0 4 8 16 METRES

Drawing Path: I:\2026 Projects\126065_876 Hurontario Street, Collingwood\CAD\Design\Sheets\126065-DE01.dwg, Revised: Oct 02, 2026

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING	QTY.	AVG. SPREAD (m)	AREA
Deciduous Trees								
Co	Celtis occidentalis	Hackberry	50mm cal.	W.B.	8.00m o.c.	2	15.0	353.25
Gd	Gymnocladus dioicus 'Espresso-JFS'	Espresso Kentucky Coffee Tree	50mm cal.	W.B.	8.00m o.c.	3	10.5	259.64
Gt	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Honeylocust	50mm cal.	W.B.	8.00m o.c.	1	9.5	70.85
Qr	Quercus rubra	Red Oak	50mm cal.	W.B.	8.00m o.c.	2	17.5	480.81
					Total Deciduous Trees	8		
							Total Site Area	3,526m²
							Total Tree Coverage (%)	33%
Deciduous Shrubs								
Am	Aronia melanocarpa 'Low Scape Snowfire'	Low Scape Snowfire® Chokeberry		3 gal.	1.00m o.c.	18		
Pf	Potentilla fruticosa 'Goldstar'	Goldstar Cinquefoil		3 gal.	0.60m o.c.	40		
					Deciduous Shrubs	58		

LEGEND

- PROPERTY BOUNDARY
- EXISTING FENCE
- EXISTING UNDERGROUND UTILITIES
- EXISTING OVERHEAD HYDRO
- EXISTING HYDRO TRANSFORMER
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING LIGHT STANDARD
- EXISTING CONTOUR
- UNDERGROUND UTILITY - SEE ENG. DWGS.
- BIKE RACK - SEE SITE FURNISHING NOTES ON LD-1
- BENCH- SEE SITE FURNISHING NOTES ON LD-1
- DECIDUOUS TREE
- SHRUBS
- SPECIES
- QUANTITY
- TOPSOIL AND SOD
- SNOW STORAGE - SEE ENG. DWGS.

GENERAL NOTES

1.0 PLANTING LAYOUT

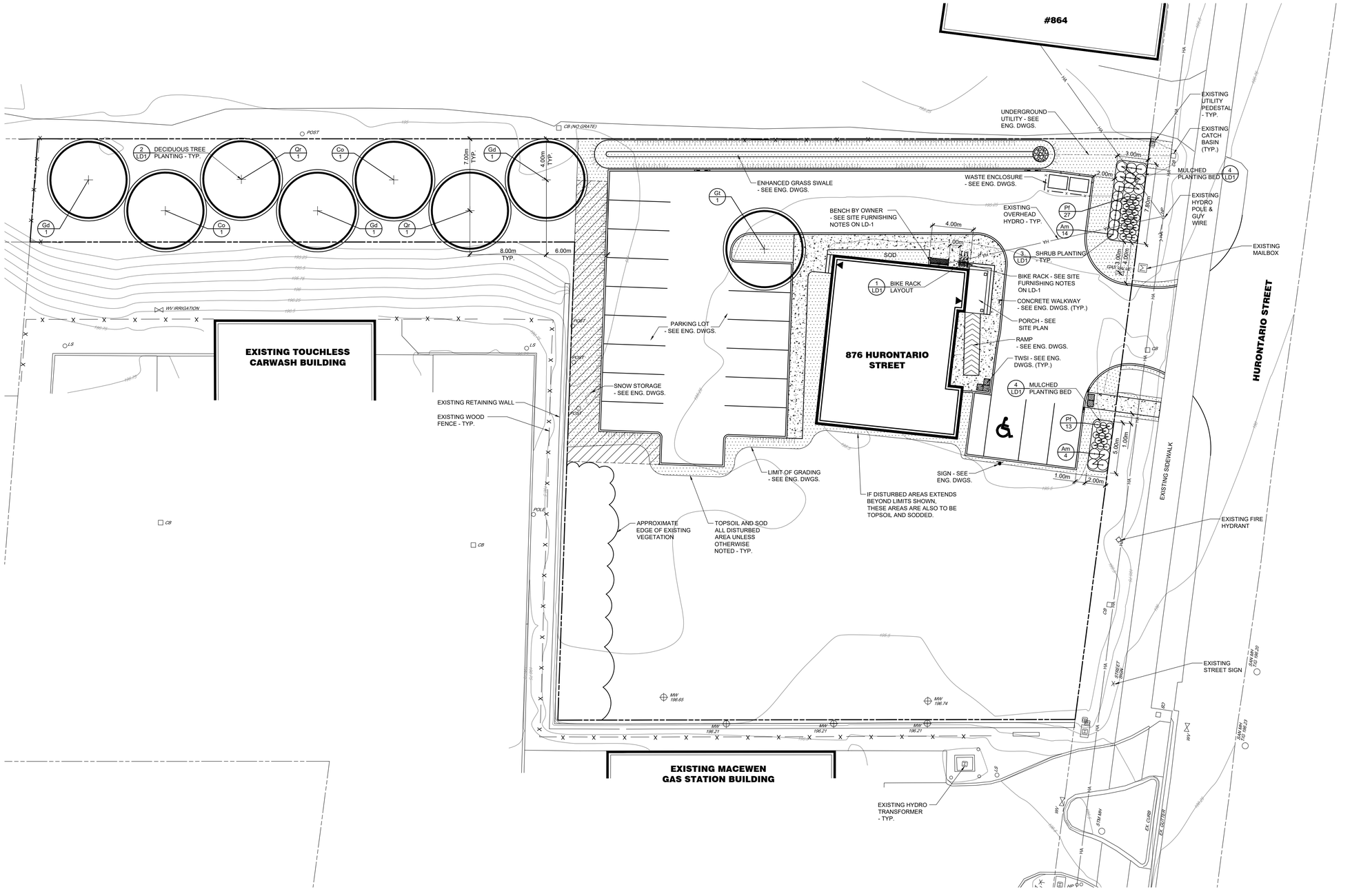
1. DEPICTED ON THIS PLAN ARE THE SPECIES AND THE APPROXIMATE LOCATION OF THE TREES. THE EXACT LOCATION OF THE TREES WILL BE STAKED ON SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. ALL PLANTS SHALL BE SUPPLIED AS SPECIFIED IN THE 'PLANT LIST'. SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
3. CONTRACTOR IS RESPONSIBLE FOR ALL SERVICE AND UTILITY LOCATES.
4. TREE PITS OR PLANTING BEDS LOCATED WITHIN 1 METRE OF UNDERGROUND UTILITIES ARE TO BE HAND DUG.
5. FOR PLANTING DETAILS, MATERIALS, AND NOTES, SEE DRAWING LD-1.

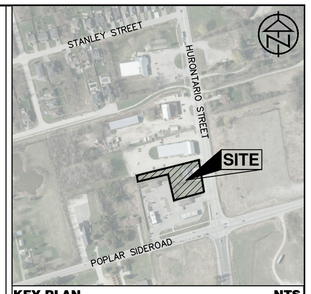
2.0 TREE PROTECTION

1. FOR TREE PROTECTION FENCING DETAILS AND RESTRICTIONS, REFER TO CIVIL / SITE WORKS PLAN [SW.1].

3.0 SITE FURNISHING

1. FOR SITE FURNISHING DETAILS AND NOTES, SEE DRAWING LD-1.





KEY PLAN NTS

NOTES

1. BASE PLAN PREPARED BY TATHAM ENGINEERING LTD. (JUNE, 2026).
2. ALL MEASUREMENTS ARE IN METRES UNLESS OTHERWISE NOTED.

FILE: PLSPMI2026233

SCALE 1:200

0 5 10 15

CONTRACT DRAWINGS

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

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NO.	REVISIONS	DATE	INITIAL
4	RE-ISSUED FOR THIRD SUBMISSION	OCT. 01/26	AB
3	RE-ISSUED FOR SECOND SUBMISSION	SEPT. 08/26	AB
2	SECOND SUBMISSION	AUG. 31/26	AB

ENVISIONTATHAM
115 Sandford Fleming Drive, Suite 200, Collingwood, ON, L9Y 5A6
Tel. (705) 445-0422 Fax. (705) 444-2327
e-mail: inquiry@envision-tatham.com

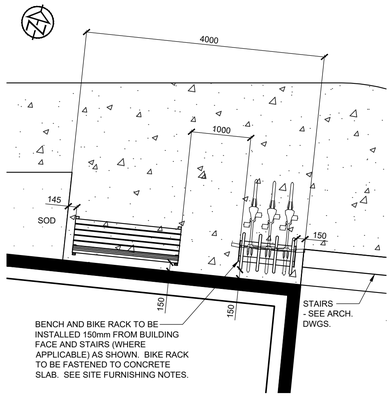
APPROVED

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — ALISON M. BOND — OCT 01, 2026 — OALA MEMBER

876 HURONTARIO STREET
TOWN OF COLLINGWOOD

LANDSCAPE PLAN

SCALE: 1:200	JOB NO. ET126011-1
DESIGN: AB	
DRAWN: AAL	**LP-1**
CHECKED: AB	
DATE: JUNE 23, 2026	DWG.



1 LD1 BIKE RACK LAYOUT

1:50

300 SERIES

MBR-0350-00001

Legacy # MBR350-4-S



Sustainability Facts

Unit Size	One (1) MBR-0350-00001 Bike Rack
Carbon footprint (GWP) *Measured in kilograms of carbon dioxide equivalent*	178 kg CO2-Eq
Total energy use (TPE) *Measured in megajoules of energy equivalent*	3050 Mj-Eq
Water use (WDP) *Measured in cubic metres of water*	1.4 m3 water
Material recyclability	100%

LEED v4.1 Credits

Type III Environmental Product Declaration	☑
Material Inventory	☑
Low VOC finishes	☑
Free of Red List substances	☑

**Full EPD can be referenced for more information: https://www.epdregistration.com/maglin/*

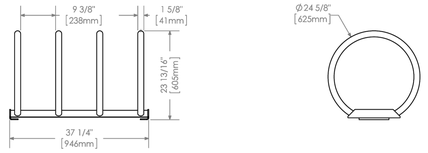
DESCRIPTION: 300 Series - 350 Bike Rack: H.S. Steel Tube, Formed Steel and Solid Steel Angle, Surface Mount, 4 Loops, 3 Bike Configuration

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bike rack is delivered pre-assembled. It is available with a surface mount installation.

TO SPECIFY: Select MBR-0350-00001
Choose:
- Powdercoat Color

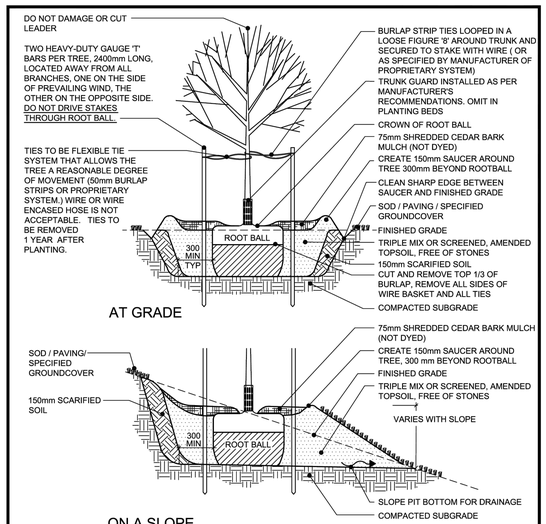
HEIGHT: 23.81" (60.48cm) LENGTH: 37.25" (94.62cm) DIAMETER: 24.63" (62.56cm) WEIGHT: 63.2 lbs (28.7kg)



MAGLIN Site Furniture

T 800 716 5506
F 877 260 9393
www.maglin.com
sales@maglin.com

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- Details and specifications may vary due to continuing improvements of our products.



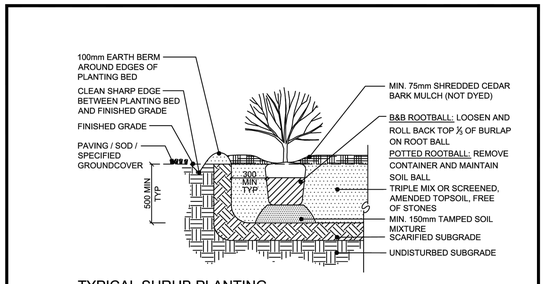
NOTES
1. DO NOT ALLOW AIR POCKETS WHEN BACKFILLING.
2. POSITION CROWN OF ROOT BALL 50mm ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
3. DO CORRECTIVE PRUNING TO RETAIN NATURAL FORM OF TREE.
4. FOR TREES PLANTED WITHIN PLANTING OR SHRUB BEDS, DELETE SAUCER AROUND BASE OF TREE.
5. NO TREE PITS SHALL BE LEFT OPEN OVERNIGHT.
6. ALL DIMENSIONS ARE IN MILLIMETRES.

NO.	REVISION	APR'D	DATE
1	PLANTING METHODOLOGY	EN	JUL/04
2	PLANTING METHODOLOGY	DW	JUN/07

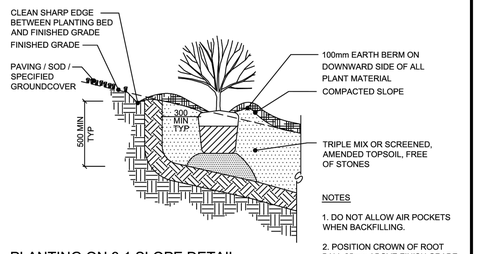
TOWN OF COLLINGWOOD	APR'D: DW	DATE: JAN/03
	DRAWN: AB	SCALE: NTS
DECIDUOUS TREE PLANTING	STD. No.	1101

2 LD1 DECIDUOUS TREE PLANTING

NTS



TYPICAL SHRUB PLANTING



PLANTING ON 3:1 SLOPE DETAIL

NOTES

1. DO NOT ALLOW AIR POCKETS WHEN BACKFILLING.

2. POSITION CROWN OF ROOT BALL 25mm ABOVE FINISH GRADE TO ALLOW FOR SETTLING.

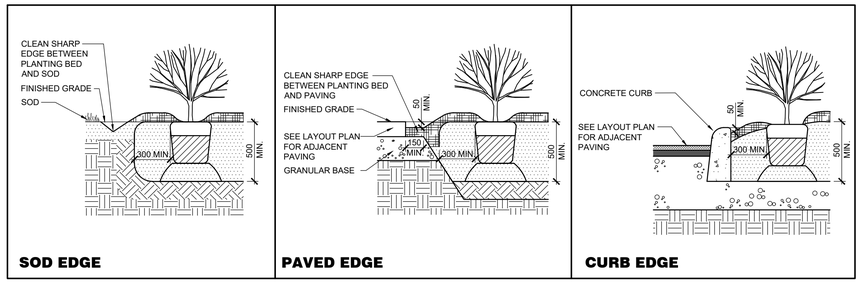
3. ALL DIMENSIONS IN MILLIMETRES.

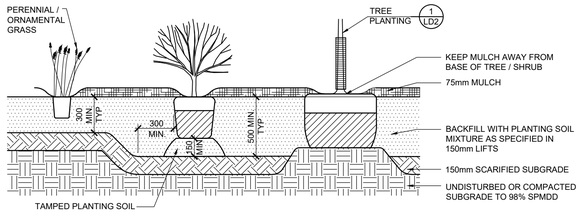
NO.	REVISION	APR'D	DATE
1	PLANTING METHODOLOGY	EN	JUL/04
2	PLANTING METHODOLOGY	DW	JUN/07

TOWN OF COLLINGWOOD	APR'D: DW	DATE: JAN/03
	DRAWN: AB	SCALE: NTS
SHRUB PLANTING	STD. No.	1103

3 LD1 SHRUB PLANTING

NTS





4 LD1 MULCHED PLANTING BED

NTS

NOTES

1. ALL MATERIALS ARE SPECIFIED IN THE GENERAL PLANTING NOTES.
2. DO NOT ALLOW AIR POCKETS WHEN BACKFILLING.
3. ENSURE SOIL SETTLEMENT HAS OCCURRED PRIOR TO MULCHING.
4. PLANTING SOIL DEPTH MAY BE 300mm (MIN.) UNDER PERENNIALS.
5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND OFFSITE DISPOSAL OF EXCAVATED MATERIAL FROM PLANTING BED CONSTRUCTION.

GENERAL NOTES

1.0 SITE FURNISHING

1. PACKAGE ALL PRODUCTS AND HANDLE CAREFULLY DURING SHIPMENT & INSTALLATION TO AVOID DAMAGING THE PRODUCTS AND FINISHES. DAMAGED PRODUCTS WILL BE REJECTED.
2. OBTAIN SMOOTH UNIFORM GRADIENT AT INSTALLATION LOCATION.
3. INSTALL ALL PRODUCTS TRUE, PLUMB, AND FIRMLY ANCHORED IN SPECIFIED LOCATIONS.
4. ASSEMBLE AND INSTALL AS PER MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE NOTED.
5. EXISTING SURFACE MATERIALS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AFTER INSTALLATION AND ALL PACKAGING SHALL BE REMOVED FROM THE SITE.
6. ALL FASTENERS AND ANCHORS USED TO SECURE FURNISHINGS SHALL BE STAINLESS STEEL.
7. INSTALL ALL SITE FURNISHINGS SO THAT FASTENERS AND ANCHORS ARE MINIMUM 150 mm FROM EDGE OF CONCRETE SLAB AND JOINT.
8. CONTRACTOR TO LAYOUT SITE FURNISHINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO ANCHORING TO CONCRETE.
9. THE FOLLOWING SITE FURNISHINGS SHALL BE SUPPLIED AND INSTALLED BY MAGLIN SITE FURNITURE INC. (800) 716-5506 (CONTACT: SEAN MEALAND) OR APPROVED EQUIVALENT:

   BIKE RACK

   MODEL NO.: MBR-0350-00001 (350 BIKE RACK: H.S. STEEL TUBE, FORMED STEEL AND SOLID STEEL ANGLE, SURFACE MOUNT, 4 LOOPS, 3 BIKE CONFIGURATION)

   MOUNT: SURFACE MOUNT

   METAL FINISH: POWDERCOATED GLOSS BLACK (RAL 9005)

   FOOTING/ ATTACHMENT: SECURED TO CONCRETE PAVING WITH STAINLESS STEEL FASTENERS AS PER MANUFACTURER'S SPECIFICATIONS

10. BENCH TO BE SUPPLIED BY OWNER, SIMILAR TO THE FOLLOWING PRODUCT FROM HOME DEPOT INC OR APPROVED EQUIVALENT:

    BENCH

    MODEL NO. PF-BB263 (PATIOFLARE CAST ALUMINIUM OUTDOOR PATIO BENCH, BRONZE)

    SKU: 1001048583

2.0 PLANTING

1. PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD (LATEST EDITION), PUBLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION AND THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS, EXCEPT WHERE SPECIFIED OTHERWISE.
2. ALL PLANTS SHALL BE SUPPLIED AS SPECIFIED IN THE 'PLANT LIST' SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
3. ALL MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. MULCH TO BE SHREDDED CEDAR BARK FREE OF DYES AND CHEMICALS, OR APPROVED EQUAL.
5. PLANTING SOIL MIXTURE SHALL BE 50% SCREENED TOPSOIL, 20% COARSE SAND, AND 30% COMPOST, AS SPECIFIED. CONTRACTOR SHALL PROVIDE SOURCE AND SAMPLE OF SOIL MIXTURE, AS SPECIFIED, FOR APPROVAL PRIOR TO COMMENCING WORK.
6. TREE STAKES TO BE 40 x 40 x 5mm x 1800mm LONG HEAVY DUTY GAUGE T-BARS, DRIVEN SECURELY INTO THE SUB-GRADE.
7. TIES SHALL BE 50mm WIDE BURLAP STRIPS LOOPED IN A LOOSE FIGURE 8 OR ANOTHER WOVEN BIODEGRADABLE TIE SYSTEM THAT REMAINS FLEXIBLE DURING WINTER MONTHS.
8. TRUNK PROTECTION TO BE 100mm DIA. HDPE PIPE, 500mm LONG OR TO LOWEST BRANCH, EXCEPT IN SWM PONDS AND NATURALIZATION AREAS WHERE IT IS TO BE WHITE SPIRAL PLASTIC TREE GUARD.
9. STAKES AND TIES SHALL BE REMOVED 1 YEAR AFTER PLANTING.
10. TRUNK PROTECTION SHALL BE REMOVED AT COMPLETION OF WARRANTY PERIOD.
11. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND OFFSITE DISPOSAL OF EXCAVATED MATERIAL FROM PLANTING BED CONSTRUCTION AND TREE/SHRUB PIT EXCAVATION.

3.0 SODDING

1. SOD TO BE PLACED ON MINIMUM 150mm OF TOPSOIL. REFER TO CIVIL DRAWINGS.
2. SODDING SHALL BE IN ACCORDANCE WITH OPSS.MUNI 803, UNLESS OTHERWISE SPECIFIED.
3. SOD SHALL BE NUMBER ONE GRADE TURFGRASS NURSERY SOD WITH A KENTUCKY BLUEGRASS SOD CLASSIFICATION.
4. SOD ALL DISTURBED AREAS UNLESS OTHERWISE INDICATED.
5. SOD SHALL BE GROWN AND SOLD IN ACCORDANCE WITH THE 'SPECIFICATIONS FOR TURFGRASS SOD FOR ONTARIO' PUBLISHED BY THE NURSERY SOD GROWERS ASSOCIATION (N.S.G.A.) AND SHALL BE ESPECIALLY SOWN AND CULTIVATED IN NURSERY FIELDS AS TURFGRASS CROP.
6. SODDING MAY BE PERFORMED AT ANY TIME BETWEEN APRIL 30 AND NOVEMBER 1. IF SOD IN LAID FOLLOWING NOVEMBER 1, ACCEPTANCE WILL BE DEFERRED UNTIL ONE MONTH AFTER START OF GROWING SEASON, PROVIDED ACCEPTANCE CONDITIONS ARE FULFILLED.
7. LAY SOD WITHIN 36 HOURS OF BEING LIFTED OR WITHIN 24 HOURS OF BEING LIFTED IF AIR TEMPERATURE EXCEEDS 20°.
8. ALL SODDING SHALL OCCUR WITHIN A WEEK OF TOPSOIL PLACEMENT AND FINISHED GRADING. THE CONTRACTOR WILL BE RESPONSIBLE FOR WEED ERADICATION IF THEY FAIL TO PLACE THE SPECIFIED SOD WITHIN THIS PERIOD.
9. DURING WET WEATHER ALLOW SOD TO DRY SUFFICIENTLY TO PREVENT TEARING DURING LIFTING AND HANDLING.
10. DURING DRY WEATHER, PROTECT SOD FROM DRYING OUT AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT DROPPING OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
11. ENSURE FINISHED SOD SURFACE IS FLUSH WITH ADJOINING GRASS AREAS, PAVEMENT OR TOP SURFACE OF CURBS.
12. ON SLOPES, LAY SOD SECTIONS LONGITUDINALLY ALONG CONTOURS AND START LAYING SOD AT THE BOTTOM OF THE SLOPE.
13. PEG SOD ON SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL, 100mm BELOW TOP EDGE AT 200mm ON CENTER FOR FIRST SOD SECTIONS ALONG CONTOURS OF SLOPES AND NOT LESS THAN 4 PEGS PER SQUARE METER WITH PEGS DRIVEN TO 50mm ABOVE SOIL SURFACE OF SOD SECTIONS.
14. SOD STAKING SHALL BE WITH WOODEN PEGS AT 17 x 8 x 200mm, OR APPROVED EQUAL.
15. WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 100mm OF TOPSOIL.
16. PROVIDE CLOSE CONTACT BETWEEN THE SOD AND THE UNDERLYING ROOT ZONE MIX BY ROLLING WITH A LIGHT ROLLER. IMPERFECTIONS IN THE SURFACE LEVEL SHOULD BE CORRECTED PRIOR TO THE LAYING OF THE SOD AND NOT BY ROLLING WITH A HEAVY ROLLER. USE OF HEAVY ROLLER TO CORRECT GRADE IRREGULARITIES IS NOT PERMITTED.
17. MAINTENANCE DURING THE ESTABLISHMENT PERIOD SHALL CONSIST OF BUT NOT BE LIMITED TO WATERING IN SUFFICIENT QUANTITIES AND AT REQUIRED FREQUENCY TO MAINTAIN CONTINUOUS SUBSOIL MOISTURE IMMEDIATELY UNDER SOD TO A DEPTH OF 75-100mm, ROLLING TO REMOVE MINOR DEPRESSIONS OR IRREGULARITIES, WEED CONTROL TO ENSURE THAT NON-SPECIFIED VEGETATION SHALL NOT EXCEED 5%, AND MOWING AT LEAST TWICE TO MAINTAIN GRASS AT 40MM HEIGHT (AFTER GRASS REACHED 60MM HEIGHT).
18. REMOVE WOODEN SOD PEGS AFTER SOD HAS ESTABLISHED WITH APPROVAL OF THE CONSULTANT.

NOTES

1. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.

FILE: PLSPMI2026233

CONTRACT DRAWINGS

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

ENVISION-TATHAM CLAIMS COPYRIGHT TO THIS DOCUMENT WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE LANDSCAPE ARCHITECT WITHOUT THE EXPRESS CONSENT OF ENVISION-TATHAM.

NO.	REVISIONS	DATE	INITIAL
4	RE-ISSUED FOR THIRD SUBMISSION	OCT. 01/26	AB
3	RE-ISSUED FOR SECOND SUBMISSION	SEPT. 08/26	AB
2	SECOND SUBMISSION	AUG. 31/26	AB

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APPROVED

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
ALISON M. BOND
OCT 01, 2026
MEMBER

876 HURONTARIO STREET
TOWN OF COLLINGWOOD

LANDSCAPE DETAILS

SCALE: AS SHOWN	JOB NO. ET126011-1
DESIGN: AB	**LD-1**
DRAWN: AAL	
CHECKED: AB	DWG.
DATE: JUNE 30, 2026	